

Citizen Participation Report

Rinse & Ride – Ultra Clean Carwash NEC of Brown & Greenfield Roads August 14, 2023

Purpose:

The purpose of this Citizen Participation Report 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 requests to the City of Mesa for a Site Plan and Design Review. These requests are for the proposed development on the approximately 1.22 acres located on the northeast corner of Brown & Greenfield Roads in Mesa.

By providing opportunities for citizen participation, the applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant provided neighborhood notice for a neighborhood meeting and public hearings. The format proposed is consistent with the City's notice with updated guidelines for the Citizen Participation and Neighborhood Outreach process for site plan and design review cases.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Sean.Lake@pewandlake.com

Sarah Prince

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
sarah.prince@pewandlake.com

Action Plan:

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 relating to the proposed development:

1. A contact list was provided by the City of Mesa for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more (provided by the City)
 - b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (list of any associations to be provided by the City).
2. Two in-person neighborhood meetings were held by the applicant to provide the

opportunity for members of the public to discuss the proposed project. Both meetings were held at Brown Road Baptist Church. A copy of the attendance/participation list and a summary of the meeting has been submitted to the Planning Division.

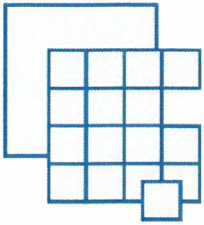
3. After receiving notice, some neighbors reached out to the assigned planner, Josh Grandlienard via e-mail and phone. The applicant reviewed all of the neighbor's questions or concerns and addressed their concerns at the neighborhood meeting. The neighborhood correspondence provided to the applicant is attached to the report.
4. The notification list for the neighborhood meeting included the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within ½ mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list is attached to this Plan.
5. The notice letter listed the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. This procedure allowed the neighbors to view the project details and contact the applicant regarding the project.
6. Those who provide contact information to the applicant were added to the public hearing notification list. A meeting summary and outline of the comments and issues provided to the applicant will be submitted to the City Staff along with the Citizen Participation Report for this case.
7. For public hearing notice, the applicant will comply with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. The sign(s) will be placed on the property two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Schedule:

| | |
|----------------------------------|-----------------|
| Formal Submittal to City | May 2, 2023 |
| First Neighborhood Meeting | July 10, 2023 |
| Second Submittal to City | July 31, 2023 |
| Follow-Up Neighborhood Meeting | August 1, 2023 |
| Third Submittal to City | August 14, 2023 |
| Planning & Zoning Public Hearing | TBD |

Attached Exhibits:

- 1) Notification map of surrounding property owners
- 2) List of property owners within 1000 ft. of the subject property, HOAs within ½ mile, and registered neighborhood contacts within 1 mile of the property (The city noted there are no registered neighborhoods in the surrounding area).
- 3) Neighborhood meeting notice letter, summary, and sign in sheets
- 4) Neighbor correspondence



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

July 19, 2023

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Ultra Clean Express, we are pleased to invite you to a follow up neighborhood meeting for the proposed redevelopment located north of Brown Road and east of Greenfield Road in Mesa. The property is identified as Maricopa County Assessor Parcel number 141-33-125. The approximate boundaries of the proposed development site are shown below outlined in red.



This follow up meeting is being held as a follow up after the initial neighborhood meeting held on July 10, 2023. The details of the meeting are listed below.

Date: August 1, 2023 **Time:** 6:00 pm
Location: Brown Road Baptist Church
Address: 4801 East Brown Road Mesa, AZ 85205

If you have any questions regarding this matter prior to the neighborhood meeting, please contact me or Sarah Prince in my office at sean.lake@pewandlake.com or sarah.prince@pewandlake.com or by phone at (480) 461-4670.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC



A&C MANAGEMENT LLC
1809 S HOLBROOK LN STE 101
TEMPE, AZ 85281

ALAMI OMAR A
4348 E FOX CIR
MESA, AZ 85205

ANDERSON ERIC/JENNIFER BETH
1057 N GREENFIELD RD
MESA, AZ 85205

ARP DEE/EDMUNDS DOUGLAS S
TR/ETAL
4550 E ELMWOOD ST
MESA, AZ 85205

B & B MERRITT REAL ESTATE LLC
750 N 17TH ST
LAS CRUCES, NM 88005

BAF ASSETS 5 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

BAILEY BARBARA BERNADETTE
4623 E GLENCOVE ST
MESA, AZ 85205

BAILEY CLAYTON/KIMBERLY
4501 E FOUNTAIN ST
MESA, AZ 85205

BAKER PAUL C III/CYNTHIA HOPE
1120 N QUINN
MESA, AZ 85205

BARBARA DIGIOVANNI REVOCABLE
TRUST
1128 N PORTLAND ST
MESA, AZ 85205

BARKER CHRISTOPHER L/WAIDLER
VALERIE J ETAL
708 GRAVENSTEIN HWY NORTH
UNIT 182
SEBASTOPOL, CA 95472

BARKER CHRISTOPHER L/WAIDLER
VALERIE J/ETAL
708 GRAVENSTEIN HWY N 182
SEBASTOPOL, CA 95472

BARNEY CHRISTOPHER R/NICOLE T
4457 E FAIRBROOK
MESA, AZ 85205

BOCK RICHARD
4609 E GRANDVIEW
MESA, AZ 85205

BROOKS MATTHEW T/LEILANIE R
1143 N QUINN
MESA, AZ 85205

BROWN GREENFIELD OFFICE LLC
4320 E BROWN RD STE 110
MESA, AZ 85205

BRUNSON LORI A CAPRANICA
4618 E GARY ST
MESA, AZ 85205

CALZADA CHRIS J
4620 E GREENWAY ST
MESA, AZ 85205

CHANDRASEKHARAN
VENKATESH/SEEMA
1125 235TH PL SE
SAMMAMISH, WA 98075

CLIFFORD CURTIS/DENISE
4448 E FOX ST
MESA, AZ 85205

CLIFFORD ENGLISH LIVING TRUST
1103 N QUINN
MESA, AZ 85205

COOVERT ZACHARY WAYNE
4621 E FAIRBROOK CIR
MESA, AZ 85205

COSTAIN DIANA
3558 E FOUNTAIN ST
MESA, AZ 85213

COSTELLO JACK P
4651 E FAIRBROOK CIR
MESA, AZ 85205

DALLAGO MANUEL S
4606 E GLENCOVE ST
MESA, AZ 85205

DELGADO VALERIE
MOINIQUE/LAURA
4601 E FAIRBROOK CIR
MESA, AZ 85205

DEREMIAH FAMILY TRUST
4350 E FAIRBROOK CIR
MESA, AZ 85205

DEVELOPMENT SERVICES OF
AMERICA INC
16100 N 71ST ST SUITE 520
SCOTTSDALE, AZ 85254

DEVITO CHRISTOPHER/KATHERINE E
1136 N PORTLAND ST
MESA, AZ 85205

DIXON CHAD W
4611 E FAIRBROOK CIR
MESA, AZ 85205

DORRINE B MULCRONE LIVING
TRUST
4349 E FAIRBROOK CIR
MESA, AZ 85305

EASTVIEW HOMEOWNERS
ASSOCIATION INC
1901 E UNIVERSTIY DR #440
MESA, AZ 85203

EATON THOMAS W SR/WANDA K TR
4222 E BROWN RD 21
MESA, AZ 85205

ELGIE JACOB
5555 E MOCKINGBIRD LN UNIT 1505
DALLAS, TX 75206

ESPARZA ABEL B/LISA E
1144 N QUINN
MESA, AZ 85205

ESTATES AT VALENCIA CORP
3321 E BASELINE RD
GILBERT, AZ 85234

FAGAN ANNA M/SMITH RONALD E
1346 N 46TH ST
MESA, AZ 85205

FALK JEFFREY S & ANGELA M
4642 E FAIRBROOK CIR
MESA, AZ 85205

FERGUSON HOLDINGS LLC
4320 E BROWN RD #A
MESA, AZ 85205

FITZGERALD RANDY D/PENELOPE S
4466 E FAIRBROOK ST
MESA, AZ 85205

FLOOD CONTROL DISTRICT OF
MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009

FLOYD FAMILY TRUST
4458 E FAIRBROOK ST
MESA, AZ 85205

GARY 4901 LLC
1461 E GARNET AVE
MESA, AZ 85204

GORDON RICHARD L/CYNTHIA L
4450 E FAIRBROOK ST
MESA, AZ 85205

GRAFT TYREL/CARIANNE
4613 E GLENCOVE ST
MESA, AZ 85205-4721

GRANDVIEW 4619 LLC
1461 E GARNET AVE
MESA, AZ 85204

GREENFIELD CLUBHOUSE LLC
2320 N VAL VISTA DR
MESA, AZ 85213

GREGORY S COHRT AND SUZANNE R
COHRT TRUST
4441 E FOUNTAIN ST
MESA, AZ 85205

GROVE AT VALENCIA
HOMEOWNER'S ASSOCIATION
459 N GILBERT RD SUITE A-220
GILBERT, AZ 85234

HALIFAX 4827 LLC
1461 E GARNET AVE
MESA, AZ 85204

HAMILTON MARK/HEATHER
4610 E GARY ST
MESA, AZ 85205

HANSON RAYMON/TRICIA
4525 E FOUNTAIN ST
MESA, AZ 85205

HEDGEPEETH LAUREN/LONDON
4432 E FOX ST
MESA, AZ 85205

HERALD SYDNEY/BRYNN/KEITH
RACHEL
4630 E GREENWAY ST
MESA, AZ 85205

HOME AGAIN PROPERTIES INC
851 N COUNTRY CLUB DR
MESA, AZ 85201

HUGGANS TYSON/HOLLY
1151 N QUINN
MESA, AZ 85205

HURTADO SYLVIA E/EMMANUEL
4436 E FOUNTAIN ST
MESA, AZ 85205

IRVIN LUKE/KOESTER SHERI
4627 E GARY ST
MESA, AZ 85205

JARRETT KRISTEN/ANDREW
4414 E FOUNTAIN ST
MESA, AZ 85205

JARRETT LORIE J/DALE T
4450 E FOUNTAIN ST
MESA, AZ 85205

JEM TRUST
4441 E FAIRBROOK ST
MESA, AZ 85205

JERALD A MCGRATH AND COLLEEN
S MCGRATH LIVING TRUST
4417 E FOUNTAIN ST
MESA, AZ 85205

JOHN AND JANE RASMUSSEN
FAMILY TRUST
4222 E BROWN RD UNIT 19
MESA, AZ 85205

JOHNSON DAVID/AMBROSIA
1135 N QUINN
MESA, AZ 85205

JONES KYLE G/JULIE A
4338 E FAIRBROOK CIR
MESA, AZ 85205

JOSEPH DANIAL HOLDINGS
4550 E ELMWOOD ST
MESA, AZ 85205

KAEL DUAINÉ BURDEN TRUST
1128 N QUINN ST
MESA, AZ 85205

KAREN GIROUX LIVING
TRUST/RICHARD BUNTY LIVING
TRUST
4613 E FOX CIR
MESA, AZ 85205

KELLEY LEEANNE/SHAFER-GRAY
GEORGIA/GRAY ROBERT ANTHONY
4466 E PRINCESS DR
MESA, AZ 85205

KOESTNER BRYAN
406 HILLANDALE DR
BARTLETT, IL 60103

KY TRUST
4422 E FOUNTAIN ST
MESA, AZ 85205

LAMON ARNOLD W/VALERIE D
4612 E FOX CIR
MESA, AZ 85205

LEE JEREMY S/ELISABETH M
4222 E BROWN RD UNIT 22
MESA, AZ 85205-4056

LEYVA BLANCA L RAMIREZ
4632 E FAIRBROOK CIR
MESA, AZ 85205

LOPEZ DAVID G
1356 N 46TH ST
MESA, AZ 85205

LRW DEVELOPMENT LLC
3949 E NORCROFT CIR
MESA, AZ 85215

LUDWICK ROBERT K/LUANN L
4622 E FOX CIR
MESA, AZ 85205

MALNORY SHARON/KEVIN
4632 E FOX CIR
MESA, AZ 85205

MARINO JOSEPH A/MARY
4449 E FAIRBROOK ST
MESA, AZ 85205

MARRIOTT MARGARET O
4623 E FOX CIRCLE
MESA, AZ 85205

MARSHALL CHARLES B
PO BOX 5550
NORCO, CA 92860

MATTSON ANDREA
4609 E GREENWAY ST
MESA, AZ 85205

MCCARTHY JAMES R/JEAN C
1119 N QUINN
MESA, AZ 85205

MCCRADY KIMBERLY/CAREY
4442 E FAIRBROOK ST
MESA, AZ 85205

MCGRATH FAMILY TRUST
4425 E FOUNTAIN ST
MESA, AZ 85205

MCKEE JEAN C/MICHAEL
1010 E BRUCE AVE
GILBERT, AZ 85234

MCKEE KELLY/JAMI
1220 N 46TH ST
MESA, AZ 85205

MCMANUS STEVEN J
4611 E GARY ST
MESA, AZ 85205-4717

MENDEL DONSON E/LINDA
4631 E FAIRBROOK CIR
MESA, AZ 85205

MENLO REALTY INCOME
PROPERTIES 27 LLC
PO BOX 901
DEERFIELD, IL 60015

MESA CITY OF
20 E MAIN ST STE 650
PO BOX 1466
MESA, AZ 85211

MICHAEL DUANE BOGLE AND
MICHAEL ANNE BOGLE TRUST
4537 E FOUNTAIN ST
MESA, AZ 85205

MICHAEL L GREGORY TRUST
4336 E FOX CIR
MESA, AZ 85205

MIKE AND BECKY FISH REVOCABLE
TRUST
4464 E FOX ST
MESA, AZ 85205

MONTOYA LUIS B/ESPINOZA MIRIAM
4538 E HALIFAX ST
MESA, AZ 85205

MOSCICKI FAMILY TR THE
4628 E GARY ST
MESA, AZ 85203

MOUNTAIN VIEW PLAZA OFFICE
CONDO ASSOCIATION
1333 N GREENFIELD RD STE 104
MESA, AZ 85205

NICHOLS WILLIAM G JR & GERI E
4608 E GREENWAY
MESA, AZ 85205

ORTH FAMILY TRUST
4325 E FAIRBROOK CIR
MESA, AZ 85205

PARKSIDE 36 LLC
1806 N LINDSAY RD STE 103
MESA, AZ 85213

PAUL AND DEBORAH COTTRELL
LIVING TRUST
4518 E FOUNTAIN
MESA, AZ 85205

PAUL D FREESTONE AND JANE B
FREESTONE JOINT LIVING TRUST
1061 N QUINN
MESA, AZ 85205

PDRL DEGROFF REVOCABLE LIVING
TRUST
1111 N QUINN
MESA, AZ 85205

PEMBER ELIZABETH ADKINS TR
4636 E GLENCOVE ST
MESA, AZ 85205

PENROD ANNA J/JASON M
4222 E BROWN RD NO 20
MESA, AZ 85205

PERHACH RICHARD G/KAILEE
4504 E FAIRBROOK ST
MESA, AZ 85205

PETROKAS PETER
4635 E GLENCOVE ST
MESA, AZ 85205

PLOMIN MARY K/REDWING JASON R
4457 E FOUNTAIN ST
MESA, AZ 85205

POELMAN PROPERTIES LLC
1355 N GREENFIELD RD
MESA, AZ 85205

PORTER TRUST
4434 E FAIRBROOK ST
MESA, AZ 85205

PORTER WARREN CHARLES/LINDA
HOOPES
1236 FAIRVIEW AVE
REXBURG, ID 83440

POULOS RANDALL/ELIZABETH
4433 E FAIRBROOK ST
MESA, AZ 85205

PRAHL GARY L/PEGGY B
1053 N QUINN
MESA, AZ 85205

PRESLEY JAMES/SHARON
4456 E PRINCESS DR
MESA, AZ 85205-4134

RAJABALLY FAMILY TRUST
17020 N 32ND ST
PHOENIX, AZ 85032

RANDALL CHRISTOPHER N/LISA L
4512 E FAIRBROOK ST
MESA, AZ 85205

REECE FAMILY TRUST
1047 N QUINN
MESA, AZ 85205

REQUARTH FAMILY LIMITED
PARTNERSHIP/ETAL
708 GRAVENSTEIN HWY N 182
SEBASTOPOL, CA 95472

RICHES QUINTON D
3810 E HUBER ST
MESA, AZ 85205

RITTER BRIAN SCOTT & LEANOR A
4510 E PRINCESS
MESA, AZ 85205

RONALD M ELMORE LIVING
TRUST/MELINDA L PULLEY LIVING
TRUST
4222 E BROWN RD NO 5
MESA, AZ 85205

RUSH FAMILY TRUST
4222 E BROWN RD UNIT 4
MESA, AZ 85205

RYAN COREY
1127 N QUINN
MESA, AZ 85205

RYAN PATRICIA A
4624 E GLENCOVE ST
MESA, AZ 85205

SALT RIVER PROJ AGR IMPR &
POWER DIST
PO BOX 1980
PHOENIX, AZ 85001

SCHULTZ CHRISTOPHER GUY
4614 E GLENCOVE ST
MESA, AZ 85205

SFR JV-HD PROPERTY LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

SFR JV-HD PROPERTY LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

SHARON K WILSON TRUST
108 E SAINT ANDREWS DR
SIOUX FALLS, SD 57108

SKINNER JOHN A/BARBARA L
4510 E FOUNTAIN ST
MESA, AZ 85205

SPIES SHANE T/ARIEL U
1112 N QUINN
MESA, AZ 85205

SPROLES TERRY
4642 E GREENWAY ST
MESA, AZ 85205

STEVE AND ROMINA STARRICK
LIVING TRUST
4222 E BROWN RD UNIT 18
MESA, AZ 85205

STORE MASTER FUNDING II LLC
1230 W WASHINGTON ST STE 111
TEMPE, AZ 85281

STOUFFER DAN J & MARGARET C
4617 E GARY
MESA, AZ 85205

SUN VALLEY BENEFITS LLC
1333 N GREENFIELD RD SUITE B
MESA, AZ 85205

TALTY RONDA
4652 E FAIRBROOK CIR
MESA, AZ 85205

TEMPE/MESA LAND INVESTORS
LIMITED PARTNERSHIP
855 E BROWN RD STE 3
MESA, AZ 85203

TENNEY KEVIN/BROWN SAVANNAH
1144 N PORTLAND
MESA, AZ 85205

THOMAS C YOUNG AND DEBORAH A
YOUNG TRUST
4602 E FAIRBROOK CR
MESA, AZ 85205

TORRES CARMEN
4337 E FAIRBROOK CIR
MESA, AZ 85205

TRAN FAMILY TRUST
2753 E BROADWAY RD STE 101
PMB 115
MESA, AZ 85204-1573

TRIANGLE B TRUST
4456 E FOX STREET
MESA, AZ 85205

VILLA SENDERO HOMEOWNERS
ASSOC INC
1600 W BROADWAY RD
TEMPE, AZ 85282

WALLACE FAMILY TRUST
4622 E FAIRBROOK CIR
MESA, AZ 85205

WELLS ERIKO
4513 E FOUNTAIN ST
MESA, AZ 85205

WILCOX REVOCABLE TRUST
4222 E BROWN RD UNIT 10
MESA, AZ 85205

WILLIAM THOMAS ROSS AND JUDITH
LYNN ROSS TRUST
4440 E FOX ST
MESA, AZ 85205

WILLIAMS PORTER/KOLDYKOWSKI
KARLA
1152 N PORTLAND
MESA, AZ 85205

WRIGHT SHAWN M/CHERYL A
4641 E FAIRBANK CIR
MESA, AZ 85205

Neighborhood Meeting Sign-In Sheet

Applicant:

Pew & Lake, PLC/ Ultra Clean Express
Rinse N Ride

Property Location:

North of Brown Broad and East of Greenfield Road
Parcel #141-33-125

Date:

August 1, 2023

Meeting Location:

Brown Road Baptist Church
(4801 E Brown Rd, Mesa, AZ 85205)

Time:

6:00 PM

Case:

| # | NAME | ADDRESS | ZIP | Email | PHONE |
|----|--------------------|--------------------|-------|------------------------|--------------|
| 1 | R Bowty | 4613 E Fox Cir | 85205 | ABowty@comcast.net | |
| 2 | Karen Giroux | - | | Kmg154@hotmail.com | |
| 3 | Gary + Peggy Prahl | 1053 N. Quinn | 85205 | garyprahl@outlook.com | 480 254-8222 |
| 4 | VIRGINIA VICKERS | 4545 E McLELLAN RD | 85205 | pennyvickers@yahoo.com | 480 262-7041 |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |
| 8 | | | | | |
| 9 | | | | | |
| 10 | | | | | |
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| 13 | | | | | |

**Rinse & Ride Greenfield Road & Brown Road
Neighborhood Meeting
Brown Road Baptist Church**

Hosted by:

Sean Lake and Sarah Prince – Pew & Lake PLC.

Jim Day – JMDA Architects

Josh Grandlienard – City of Mesa Planning & Development

Neighbors in Attendance:

See attached sign in sheet.

Summary

Mr. Lake started the meeting at 6:05 pm after neighbors had an opportunity to arrive and sign in. Mr. Lake began introducing the meeting hosts and describing the site's history and zoning. After the brief overview, Mr. Lake reviewed the site plan, landscape plan, elevations, sound study, and traffic study. Considering the small group, the meeting was conducted as discussion where neighbors were able to ask questions throughout. The list below provides the questions/comments from the neighbors and the answers they received.

- 1. I believe that a screen wall along Brown Road would be appropriate to screen the site and further reduce the noise. We visited another Rinse N Ride site where loud music was playing, we do not want music playing at this site.**
 - a. We will investigate the need for a wall along Brown Road.
 - b. We will add a condition to prohibit music being played outside that will be connected to the site/ car wash regardless of ownership.
- 2. Why is a neighborhood meeting required if you are not rezoning the property?**
 - a. The Conditional Use Permit requires a neighborhood meeting as part of the Citizen Participation Process.
- 3. Can you provide additional landscaping along the south side of Brown Road to reduce the noise and visibility from the Groves at Valencia subdivision?**
 - a. The most efficient way to accommodate this request would be to work with the HOA to provide funding for additional trees, if necessary.
- 4. What are the next steps?**
 - a. From here, we will relay the feedback we received at tonight's meeting to our client. Our client will revise the plans and resubmit them to the City of Mesa.
 - b. When the City of Mesa Planning and Development team determines that the project is ready to be review by the Planning and Zoning board, the project will be scheduled for a Planning and Zoning meeting.
 - c. When the Planning and Zoning meeting is scheduled, neighbors within 500' of the development, those who signed in to tonight's meeting or have requested to be added to the mailing list, will receive a notice letter which outlines the meeting details and ways to attend and/or speak at the meeting.
- 5. Where did the neighborhood meeting letters get sent, several of my neighbors did not receive notice.**
 - a. We provided notice to all property owners within 1000 feet of the subject site and all HOAs and Registered Neighborhoods within 1 mile of the subject site. The list and map of those notified will be included in the Citizen Participation Report, which can be obtained through a public records request with the City of Mesa.
- 6. We would like additional screening on the vacuums for esthetic and noise reasons.**
 - a. Jim Day explained the current vacuum area design and noise impact, which is minimal. The noise study was referred to further explain the noise impact of the vacuums. Since the meeting, the vacuums have been relocated further north on the site to address neighbor concerns.

From: [Joshua Grandlienard](#)
To: [Sarah Prince](#)
Subject: FW: carwash
Date: Monday, July 31, 2023 9:28:20 AM
Attachments: [image001.jpg](#)

Good morning Sarah,

I received another email in relation to the Casr Wash off Brown.

Sincerely,

Josh Grandlienard, [AICP](#)
Planner II
480-644-4691
Joshua.Grandlienard@MesaAZ.gov

-

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays.



From: Luann Ludwick <lludwick70@gmail.com>
Sent: Monday, July 31, 2023 9:18 AM
To: Joshua Grandlienard <Joshua.Grandlienard@mesaaz.gov>
Subject: carwash

Dr. Sir:

We received a letter about the carwash going in where the Sonic was. We are opposed to this. We have lived on Fox Circle for 30 plus years and it has been a quiet, nice neighborhood without noise or traffic.

My husband will be 85 in a month and I am 82. We go to bed around 7:30 or 8:00 each night. It's my understanding that this carwash will be open from 7am to 9pm with the music and noise of the vacuums, etc. This is unacceptable to us. We enjoy sitting out on our patio, having breakfast out there, enjoying our firepit in the evenings when cooler out and also using our outdoor kitchen and we feel this will limit that for us as well.

There are empty areas that are industrial to the north of this area up by the emissions place and Walmart. This will be an inconvenience to all those new apartments off 46th street that will be affected as well.

Please take into consideration of the harm this could do for the value of our homes and the extra traffic that this will cause right there on that corner. It's already a mess sometimes when people try to turn into Walgreens from the south and the west. I've almost been hit there myself and this would just add to it.

Thank you for listening to our concerns.

Robert and Luann Ludwick

4622 E. Fox Circle

Mesa, AZ 85205

480-924-2478

July 14, 2023

CASE ZON23-00350/DR23-00297

Dear Josh Grandlienard, AICP, Planner II:

My husband and I attended the meeting that was held on Monday, July 10, 2023 located at the Brown Baptist Church and went away with many concerns. It was expressed by Michael Gray, representative for the Rinse n Ride Car wash to visit one of there locations. We did visit the location at 1411 S Country Club Drive in Mesa. Wow! We could not believe the noise level that came from the blower, vacuums and the outside music. This noise level will put an impact on our enjoyment living here in Mesa.

For the concern of the outside music I had a discussion on the telephone about the outside music with Michael Gray representative for the car wash and he stated that the City of Mesa is not allowing the outside music. I then discussed with him if it was written somewhere because that was not stated in any of the paperwork that was handed out that evening and he stated he would look for it and let me know. As of today I have not received an answer.

Our other concerns are:

1. This noise level will be affecting the amount of time we can enjoy our outside activities in our yard.
2. The excess traffic is predicted to be 897 weekday trips. That is a huge impact for this community which is going to increase more noise and dangerous to enter and exit the side streets located off of East Brown Road. If anyone is walking on the pathway and wants to cross East Brown Road to continue their walk on the pathway the traffic is going to make it difficult to continue their walk.
3. City of Mesa is encouraging residents to Xeriscape our properties but now this car wash will be using over 30 gallons or less of fresh water per car. Michael Gray stated that they will be putting in a reclaim system for the future if there is ever a water shortage. I don't understand why that cannot be used immediately.
4. The nine (9) vacuums that will be up against East Brown Road was a discussion at the meeting about putting a wall in front of them and the architect stated that was not in the plans and there is not enough space.

5. I understand they did measurements at the existing site and it was discussed that they are in requirements according to City of Mesa. My question was how could this measurement be done without the vacuums, and blower being on the location. He explained it was done by a system
6. Someone asked for the site plans for the landscaping and the architect stated he did not bring them. That was another concern for us because of the water usage.
7. Property value is a huge concern for us because I remember when we looked at our future home the noise of the airplanes was in the disclosure. If we sell in the future and this car wash is approved what is that going to do to our property value.
8. It was stated in the paperwork that was given to us that a recent survey found that 91% of respondents agree that car wash businesses are good for community members. I would like to know what area was the survey done and I would like to see the results of the survey.

Is this Rinse and Ride Car Wash necessary? It will have a huge impact on many residents, especially our senior citizens that enjoy where they are living and like the serenity of their home. Is it worth the 5 to 20 jobs, \$115,000 in water and sewer revenue and \$90,000 property tax revenue? Please help the residents that live in and around this proposed Rinse n Ride Car Wash.

Thank You,

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