



Citizen Participation Report for Gateway Commerce Center II - Wetta Ventures, LLC.

Date: May 10, 2022

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 GATEWAY COMMERCE CENTER II for Site Plan Approval. This site is located South of the Southwest corner of E. Pecos and S. Sossaman in Mesa, AZ and is approximately 27.09 gross acres of vacant land. The Parcel numbers are: 304-61-023N and 304-61-023P. The Property is currently located within the city of Mesa and is zoned G-I (General Industrial) which permits by-right manufacturing, processing, assembly, research, and storage. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

City of Mesa Planning Department
55 N. Center St.
Mesa, Arizona 85201

Pre-submittal Meeting: The pre-application meeting with City of Mesa planning staff was held on June 29th, 2021. 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 their application, the following steps 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 was developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile of the project (None within one mile)
 - Homeowners Associations within one half mile of the project (None within one half mile)
 - Property owners within 500 feet from site, but may include more (See attached for list of property owners and sample mailing packet)
2. All persons listed on the contact list were mailed a letter describing the project, site plan, and landscape plans. Recipients were provided email and phone number to provide feedback or ask any questions.
 - To date, there have been no comments or inquiries, other than stated below,
3. On June 28th through July 13th, there was contact with the UPRR to discuss a pirate rail spur to this site. This has been put on hold for this project, and Union Pacific is supportive of this planned development.
4. On March 4, 2022, there was a virtual call held with the properties owner to the North to discuss a shared access drive, after review and layouts from both teams, it did not improve either site significantly.
5. Letters have been distributed to the surrounding neighbors within 1000'-0" and sign posted on May 5th, 2022.

Schedule:

- Pre-submittal meeting – 6/29/2021
- Application Submittal – January 18, 2022
- 2nd Submittal – February 22, 2022
- Comment Resolution – April 19, 2022
- Planning and Zoning Board Hearing – May 25, 2022