

Citizen Participation Plan

Cannon Beach PAD Modification

East of SEC Power Road & Warner Road

January 17, 2023

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be 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 minor amendment to a PAD Rezoning, Site Plan Review, and Preliminary Plat. These requests are for the proposed development on the approximately 1.5 acres located east of the southeast corner of Power Road and Warner Road in Mesa. This is a proposed addition to a larger, approximately 40-acre approved development known as Cannon Beach, which is a mixed use development approved in 2020.

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for an online neighborhood meeting and future public hearings. The format proposed is consistent with the City's notice with updated guidelines for the Citizen Participation and Neighborhood Outreach process for rezoning and site plan review cases. These guidelines permit alternative methods such as zoom, telephonic platforms, and video conferencing options, or similar methods, which is proposed in this Citizen Participation Plan.

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

D.J. Stapley

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

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions will be 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 will be developed 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. An online neighborhood meeting will be held by the applicant to provide the opportunity for members of the public to discuss the proposed project. It will be held using Zoom’s online meeting technology, which complies with City policies. An attendance/participation list and a summary of the meeting will be submitted to the Planning Division.
3. The notification list for the neighborhood meeting will include 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.
4. The notice letter will list 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 will allow the neighbors to view the project details and contact the applicant regarding the project.
5. Those who provide contact information to the applicant will be 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.
6. Presentations will be made to groups of citizens or neighborhood associations upon request.
7. For public hearing notice, 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 on or before the Wednesday 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.

Estimated Schedule:

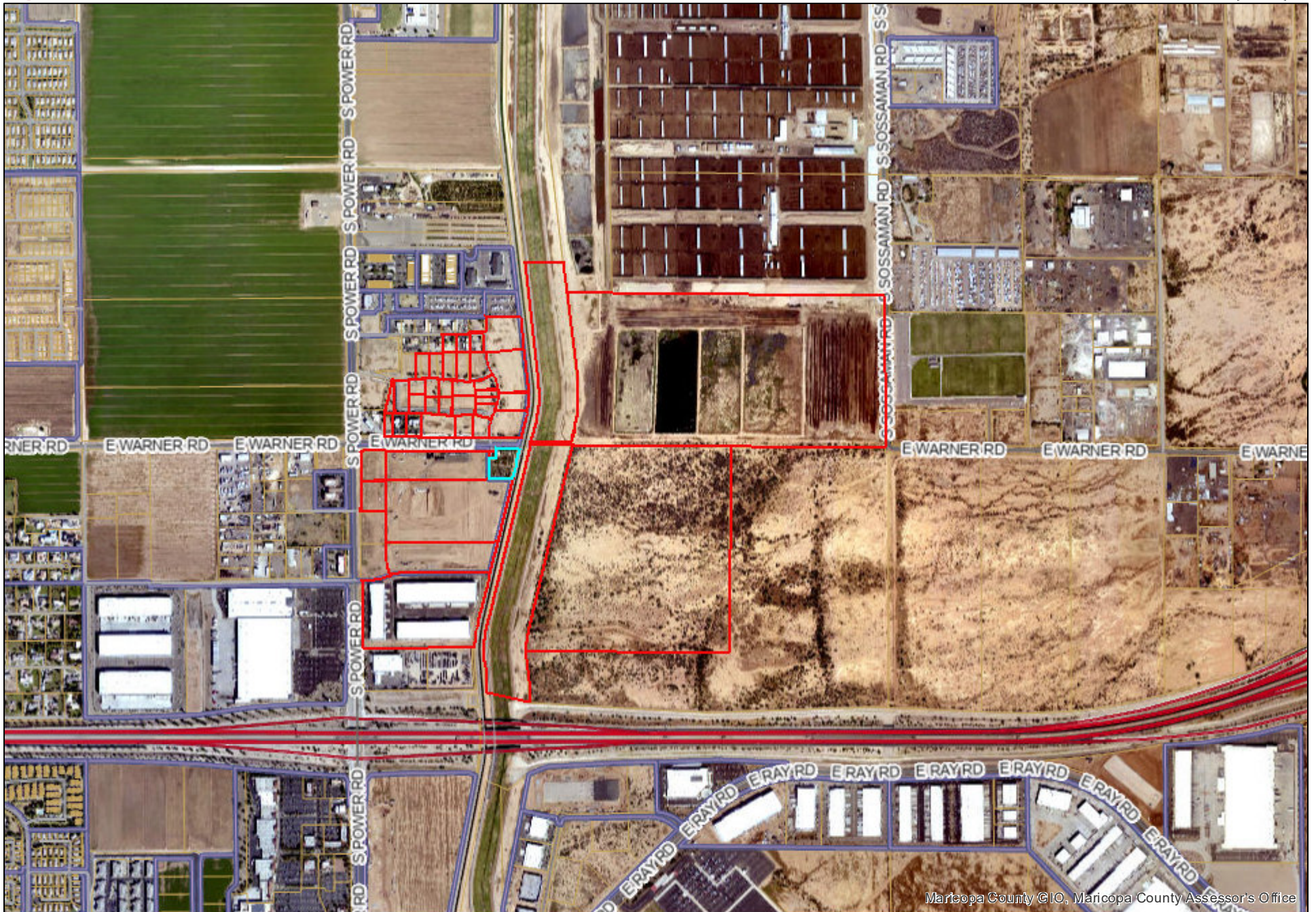
Formal Submittal to City	September 19, 2022
<i>Follow-Up Submittal</i>	January 17, 2023
<i>Planning & Zoning Public Hearing</i>	<i>March 8, 2023</i>

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).



1000' Map



Property Owners, 1,000+ Feet
SEC Power Road and Warner Road

Owner	Address	City	State	Zip
ACTION ZONE BUSINESS 17 LLC	124 S 600 E	SALT LAKE CITY	UT	84102
ALI ADVISOR INC (PROB. DEED/LEGAL)	2999 N 44TH ST STE 100	PHOENIX	AZ	85018
AMERICAN FIRST CREDIT UNION	4774 S 1300 W BLDG 3	RIVERDALE	UT	84405
ARIZONA MATERIALS LLC	16215 S 24TH PL	PHOENIX	AZ	85048
ARMACO LLC	6900 E INDIAN SCHOOL RD UNIT 20C	SCOTTSDALE	AZ	85251
BENSON GATE WAY/BENSON SHAWN KARL/ANDREA	7533 N 70TH ST	PARADISE VALLEY	AZ	85253
BREEN CHILDREN 2012 IRREVOCABLE TRUST III	3 CHARTER OAK PL	HARTFORD	CT	6106
BRUCE A BURR AND LORI L BURR LIVING TRUST	4019 E DEL RIO ST	GILBERT	AZ	85295
CUSTOM HOMES BY VIA LLC/HEEKIN FAMILY TRUST	6903 E PARKWAY NORTE	MESA	AZ	85212
ELECTRIC INVEST LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
ENTRUST ARIZONA	6903 E PARKWAY NORTE	MESA	AZ	85212
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
GATEWAY COMMERCIAL BANK	6915 E PARKWAY NORTE	MESA	AZ	85212
GATEWAY NORTE HC LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
GATEWAY NORTE Q3 LLC	2323 W UNIVERSITY DR	TEMPE	AZ	85281
HUB AT 202 OWNCO LLC	4950 S YOSEMITE ST NO F2238	GREENWOOD VILLAGE	CO	80111
LOWESTMORTGAGE COM INC	1640 S STAPLEY DR STE 130	MESA	AZ	85204
MESA CITY OF	PO BOX 1466	MESA	AZ	85211
MMM LANDSCAPE MAINTENANCE LLC	577 E PARK AVE	GILBERT	AZ	85234
NORTHGATE MANAGEMENT LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
OCANAS FAMILY TRUST/CUSTOM HOMES BY VIA LLC	534 E HACKAMORE ST	MESA	AZ	85203
PARKWAY NORTE HOLDINGS LLC	21738 E ORION WY	QUEEN CREEK	AZ	85242
PORTON QOZB LLC	4135 S POWER RD STE 118	MESA	NM	85212
POWER 40 LLC	124 S 600 E	SALT LAKE CITY	UT	84102
RR HEADQUARTERS LLC	2105 N NEVADA ST	CHANDLER	AZ	85225
SAGEWOOD QOZB LLC	4135 S POWER RD STE 118	MESA	AZ	85212
SARSAR KHAMIS GEORGE	333 S DOBSON RD STE 103	MESA	AZ	85202
SARSAR KHAMIS GEORGE	333 S DOBSON RD NO 103	MESA	AZ	85202
SHAWN BENSON IRREVOCABLE TRUST/DEAN AND TAYLOR GR	2065 W OBISPO AVE	GILBERT	AZ	85233
ULF POWER 202 LLC	14241 DALLAS PKWY SUITE 650	DALLAS	TX	75254