

Citizen Participation Plan

Cannon Beach Phase 2 SEC Power Road & Warner Road September 7, 2021

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 Rezoning, Site Plan Review, Council Use Permit, and Preliminary Plat. These requests are for the proposed development on the approximately 5.4 acres located at the southeast corner of Power Road and Warner Road in Mesa. This is part of a larger, approximately 40 acre development known as Cannon Beach, which is a mixed use development approved in 2020. The subject property for this application is further identified on the Maricopa County Assessor's Map as parcel number 304-30-009X (the "Property").

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;
 - 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 1/2 mile, and neighborhood associations within 1 mile, if any. 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 7, 2021
<i>Follow-Up Submittal</i>	<i>September 20, 2021</i>
<i>Planning & Zoning Public Hearing</i>	<i>October 27, 2021</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

**Property Owners, 1,000+ Feet
SEC Power and Warner
Cannon Beach Ph. 3**

Owner	Address	City	State	Zip
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
AMERICAN FURNITURE WAREHOUSE CO	8820 AMERICAN WY	ENGLEWOOD	CO	80112
ARIZONA MATERIALS LLC	16215 S 24TH PL	PHOENIX	AZ	85048
ARMACO LLC	6900 E INDIAN SCHOOL RD UNIT 20C	SCOTTSDALE	AZ	85251
BAKER THOMAS B	PO BOX 700	HIGLEY	AZ	85236
BENSON GATE WAY/BENSON SHAWN KARL/ANDRE	7533 N 70TH ST	PARADISE VALLEY	AZ	85253
BREEN CHILDREN 2012 IRREVOCABLE TRUST III	3 CHARTER OAK PL	HARTFORD	CT	6106
BREKAN JOSEPH J/FREEMAN C R	1329 E STEAMBOAT BEND DR	TEMPE	AZ	85283
BRUCE A BURR AND LORI L BURR LIVING TRUST	4019 E DEL RIO ST	GILBERT	AZ	85295
BURNHAM LOUIS P/M LOUISE TR	15829 E ESCONDIDO	GILBERT	AZ	85234
CALDWELL COUNTY PROPERTIES LLC	3303 E BASELINE RD NO 119	GILBERT	AZ	85234
CUSTOM HOMES BY VIA LLC/HEEKIN FAMILY TRUST	6903 E PARKWAY NORTE	MESA	AZ	85212
D2 GATEWAY NORTE PARKWAY LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
DCG INVESTMENTS LLC	4805 E ROADRUNNER RD	PARADISE VALLEY	AZ	85253-3020
DOUGLAS AND CAROL ZIMMERMAN TRUST	7500 E MCCORMICK UNIT 13	SCOTTSDALE	AZ	85258
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
GILBERT TIGER ENTERPRISES INC	1980 E GERMANN RD	GILBERT	AZ	85297
H & H PROPERTIES LLC	15524 E GERMANN RD	GILBERT	AZ	85296
HERNANDEZ LETICIA	4260 E STOTTLER DR	GILBERT	AZ	85296
HOLY LAND CORP DBA FURNITURE STATION	333 S DOBSON RD NO 103	MESA	AZ	85202
HOUSEOPOLY LLC	3219 E CAMELBACK RD UNIT 801	PHOENIX	AZ	85018
JOHN AND JOANNE PEARSON FAMILY TRUST	1450 HUDSON AVE	ST HELENA	CA	94574
JPEL PROPERTIES LLC	5602 N ROYAL CIR	PARADISE VALLEY	AZ	85253
KCK INVESTMENTS LLC	4747 S POWER RD	MESA	AZ	85212
KS SALEM LLC	1617 E PALMCROFT DR	TEMPE	AZ	85282
LEGACY INN & SUITES LLC	PO BOX 21137	MESA	AZ	85277

**Property Owners, 1,000+ Feet
SEC Power and Warner
Cannon Beach Ph. 3**

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
NUNNELEY COMMERCIAL LLC/3 ORTEGAS LLC	3048 E BASELINE RD STE 127	MESA	AZ	85207
OCANAS FAMILY TRUST/CUSTOM HOMES BY VIA LL	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
POWER AND WARNER LAND LLC/FREEMAN C R	1329 E STEAMBOAT BEND DR	TEMPE	AZ	85283
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	1745 S DON LUIS CIR	MESA	AZ	85202
SARSAR KHAMIS GEORGE	333 S DOBSON RD NO 103	MESA	AZ	85202
STRUCTURES INVESTMENT LLC	2378 E GUADALUPE RD	GILBERT	AZ	85234
THE DALE C MORRISON TRUST	11201 TATUM BLVD STE 330	PHOENIX	AZ	85028
THE DALE C MORRISON TRUST	1733 N GREENFIELD RD STE 101	MESA	AZ	85205
WAGON WHEEL WATER CO-OPERATIVE	PO BOX 700	HIGLEY	AZ	85236
WAM JERI A TR/ECKENRODE JANICE L TR	14725 ESPOLA RD	POWAY	CA	92064
WARNER PLAZA LLC	4222 S MARBLE ST	GILBERT	AZ	85297
WARNER ROAD INDUSTRIAL LLC	4915 E BASELINE RD	GILBERT	AZ	85234
ZL SQUARED LLC	6903 E PARKWAY NORTE	MESA	AZ	85212

