

Citizen Participation Report

Cannon Beach Phase 2 SEC Power Road & Warner Road October 12, 2021

Purpose:

The purpose of this Citizen Participation Report is to provide results of the implementation of the Citizen Participation Plan for the applicant's requests to the City of Mesa for a PAD amendment, Site Plan Amendment, and Preliminary Plat Amendment. These requests are for the proposed Cannon Beach Phase 2 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 37-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 has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The process followed is consistent with the the City of Mesa's guidelines for the Citizen Participation and Neighborhood Outreach process for rezoning and site plan 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

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

Actions taken:

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 was developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;

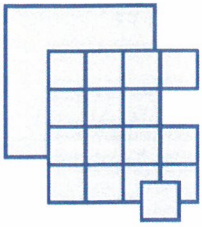
- b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project. Contacts from the City of Mesa said there were no Mesa Registered Neighborhoods or HOAs within 1 mile of the project
2. Formal Neighborhood meeting – An online neighborhood meeting that complied with Mesa’s citizen participation requirements was held by the applicant on September 21, 2021 at 6:00 PM to provide the opportunity for members of the public to discuss the proposed project. It was held using Zoom’s online meeting technology, which complies with the City’s revised policies in response to the COVID-19 public health crisis. No neighbors attended this meeting, which is indicated in the summary attached to this report.
3. 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. Instructions for the zoom meeting were included. A copy of the notification letter for the neighborhood meeting and contact list are attached.
4. 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. Enclosed in the notice was a color copy of the development plan and requests proposed. It also included drawings and information on the Freeway Landmark Monument and signage, a concurrent process. This notice procedure allowed 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 summary and outline of the comments and issues provided to the applicant will be submitted to the City Staff as a supplement to the Citizen Participation Report for this case.
6. The applicant is willing to continue to respond to further inquiries and comments during the rezoning process. Presentations will be made to groups of citizens or neighborhood associations upon request.
7. For public hearing notice, applicant has complied with City requirements, which requires posting a minimum of one (1) 4’ x 4’ sign(s) on the property. Two signs were 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) were submitted to the Planning Staff to be kept in the case file.

Attached Exhibits:

- 1) Copy of the neighborhood meeting notice letter
- 2) Notification map and list of surrounding property owners
- 3) Neighborhood Meeting Summary

Neighborhood Meeting Summary <i>Cannon Beach Mixed Use</i> <i>Phase 2 PAD Modification, Site Plan Review, Pre-Plat Amendment</i> <i>Signage-Freeway Landmark Monument</i> <i>SEC Power Rd. and Warner Rd.</i>	
	September 21, 2021 at 6:00 pm
	Online Zoom Neighborhood Meeting www.zoom.us

The neighborhood meeting began at 6:00 pm, and the link was left open from approximately 5:40 to 6:20. No citizens attended the meeting. D.J. Stapley (Pew & Lake, PLC) for the applicant, Cole Cannon (property owner and developer), and Tom Snyder (EPS Group), were present.



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

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

September 8, 2021

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Action Zone Business, LLC, we are pleased to provide notice of development requests for the approximately 40 acres at the southeast corner of Power Road and Warner Road. Proposed is the development of Phase 2 and signage for Cannon Beach, which is a premier mixed use development with a wave lagoon activity center surrounded by restaurants, commercial uses, offices, a hotel, and other uses. The zoning was approved in 2020. The specific requests are as follows:

- Modifications to Phase 2, which is 5.4 acres of commercial shops and pads along Power Road. Specifically, this request includes an update to the Cannon Beach PAD, Site Plan Review, and Preliminary Plat amendment; and
- Council use permit and special use permit for onsite signage and a freeway sign.

This letter has been sent to nearby property owners to discuss this request and receive comments and feedback that will inform the development process. A copy of the preliminary plans and elevations are enclosed with this letter.

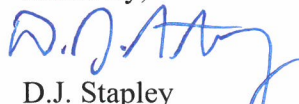
A neighborhood meeting will be held electronically via Zoom, a free online meeting service, as follows:

Date: September 21, 2021
Time: 6:00 p.m. (Arizona Time)
Website: www.zoom.us
Meeting ID: 876 7174 8468 **Password:** 100

If you wish to participate in the online Zoom meeting, sometime before the meeting begins, please connect and fill in your contact information if asked. Then, Zoom will email you a link and options for entering the meeting by phone or device at the date and time above. If you have any questions, please contact either me or Sean Lake by email at djstapley@pewandlake.com or sean.lake@pewandlake.com or by phone at 480-461-4670. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request.

At this time, no public hearing before the City of Mesa has been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified.

Sincerely,

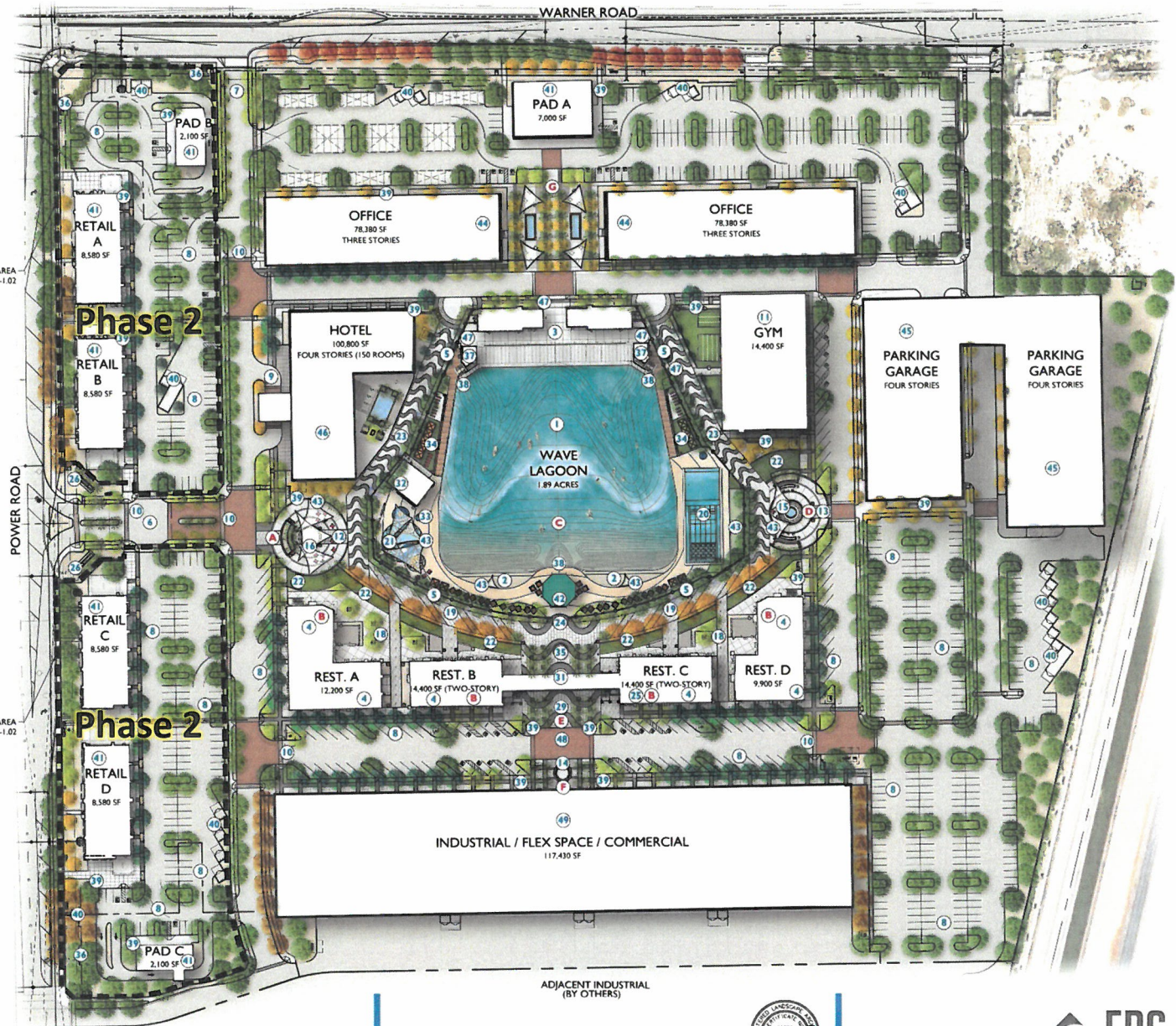
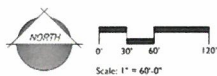

D.J. Stapley
PEW & LAKE, PLC

KEYNOTES

- | | |
|-----------------------------------|--|
| 1 WAVE LAAGOON | 26 PRIMARY MONUMENTATION |
| 2 WAVE LAAGOON BEACH | 27 SECONDARY MONUMENTATION |
| 3 WAVE LAAGOON EQUIPMENT AREA | 28 TERTIARY MONUMENTATION |
| 4 RESTAURANT/RETAIL | 29 PALM PLAZA |
| 5 VIEW FENCE | 30 PYLON MONUMENT SIGNAGE (SEE SHEET L-2.01) |
| 6 MAIN PARKWAY | 31 PIER ENTRY GATEWAY |
| 7 SECONDARY PARKWAY | 32 RESTROOMS |
| 8 PARKING | 33 SHOWER TOWER |
| 9 DROP-OFF AREA | 34 CABANAS |
| 10 DECORATIVE PEDESTRIAN CROSSING | 35 ENTRY SCULPTURE |
| 11 GYM | 36 PARKING SCREEN WALLS |
| 12 ENTERTAINMENT PLAZA | 37 LIFEGUARD TOWER BUILDING |
| 13 LAAGOON PLAZA | 38 STADIUM LIGHTING FOR NIGHT SURFING |
| 14 ENTRY PLAZA | 39 BIKE RACKS |
| 15 WATER FEATURE | 40 TRASH ENCLOSURE |
| 16 STAGE | 41 DEVELOPMENT PAD |
| 17 UPPER DECK PATIO | 42 GRILL |
| 18 RESTAURANT PLAZA | 43 SHADE STRUCTURE |
| 19 RESTAURANT BOARDWALK/FIRE LANE | 44 MIXED-USE |
| 20 UNIT WAVE | 45 PARKING GARAGE |
| 21 SPLASH PAD | 46 HOTEL |
| 22 TURF AREA | 47 PEDESTRIAN GATE |
| 23 PEDESTRIAN PROMENADE/FIRE LANE | 48 DROP-OFF AREA |
| 24 WAVE PARK ENTRANCE | 49 INDUSTRIAL / FLEX SPACE / COMMERCIAL |
| 25 WAVE PARK TICKET OFFICE/ADMIN | |

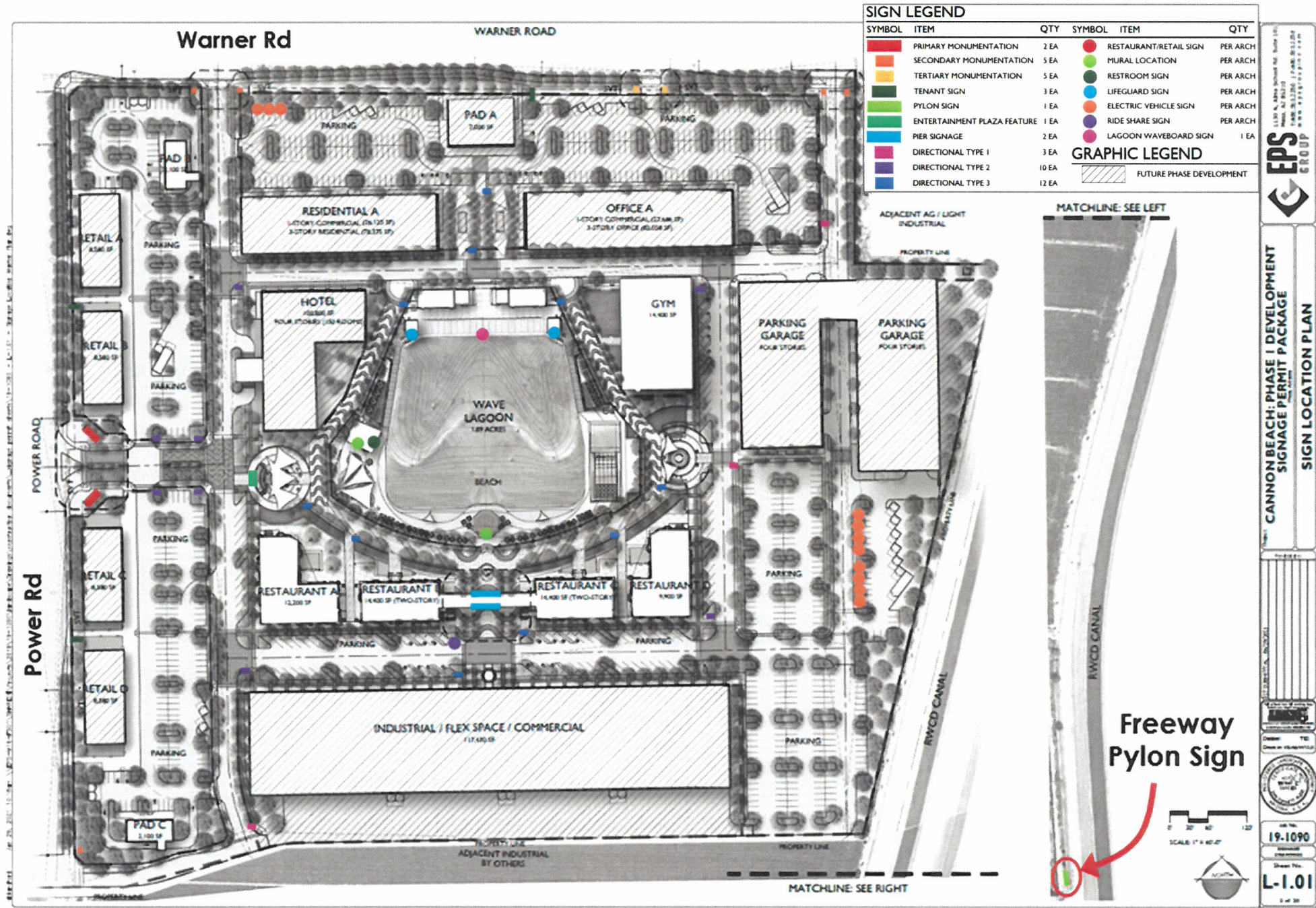
AMENITIES

- | | |
|---------------------------------|-----------------------------------|
| A EVENT PLAZA | D LAAGOON PLAZA |
| • SHADE CANOPY | • WATER FEATURE |
| • STAGE AREA | • FIRE PITS |
| • TABLES AND CHAIRS | • OUTDOOR LOUNGE FURNITURE |
| • RAISED PLANTER WITH SEAT WALL | • RAISED PLANTERS WITH SEAT WALLS |
| • ICONIC WFL COMF SIGNAGE | • TABLES AND CHAIRS |
| B ROOF TOP ENTERTAINMENT | • SHADE CANOPIES |
| • OUTDOOR LOUNGE | • TURF AREA |
| • TABLES & CHAIRS | |
| • OUTDOOR FIRE PITS | E WAVE PARK ENTRY PLAZA |
| • BARS | • PALM COURT |
| • OUTDOOR TV | • BENCHES |
| • CABANAS | • PIER ENTRY GATEWAY |
| • SHADE UMBRELLAS | • TICKETING AREA |
| • CORN HOLE | F ENTERTAINMENT PLAZA |
| C WAVE LAAGOON AREA | • PALM COURT |
| • UNIT WAVE | • BENCHES |
| • SPLASH PAD | • SCULPTURAL ENTRY ELEMENT |
| • SHOWER TOWERS | G OFFICE PLAZA |
| • BEACH LOUNGE CHAIRS | • WATER FEATURES |
| • BOARDWALK | • PALM COURT |
| • FAMILY ZONE WITH CABANAS | • ACCENT TREE PLANTING |
| • RESTROOMS | • TABLES AND CHAIRS |
| • SAND BEACH | • SHADE STRUCTURES |



Preliminary Plan

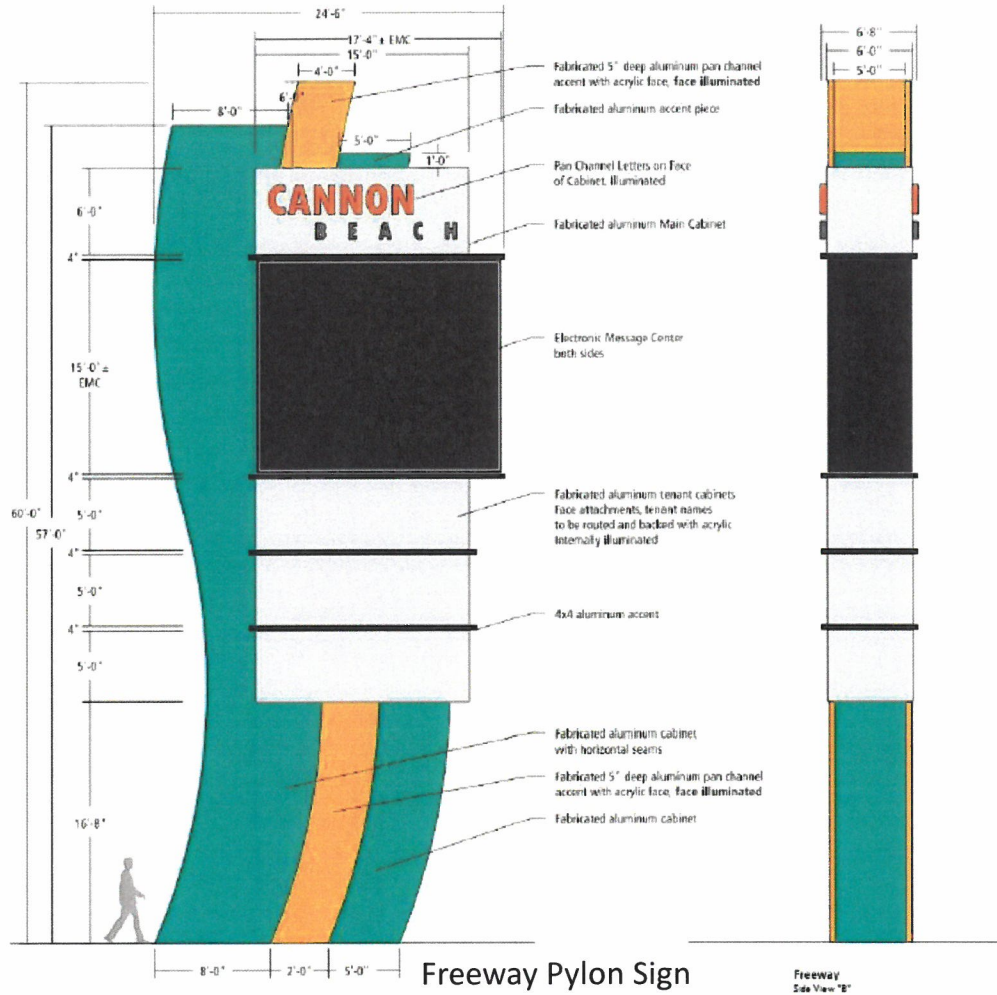




CANNON BEACH: PHASE I DEVELOPMENT
SIGNAGE PERMIT PACKAGE
19-1090
L-1.01

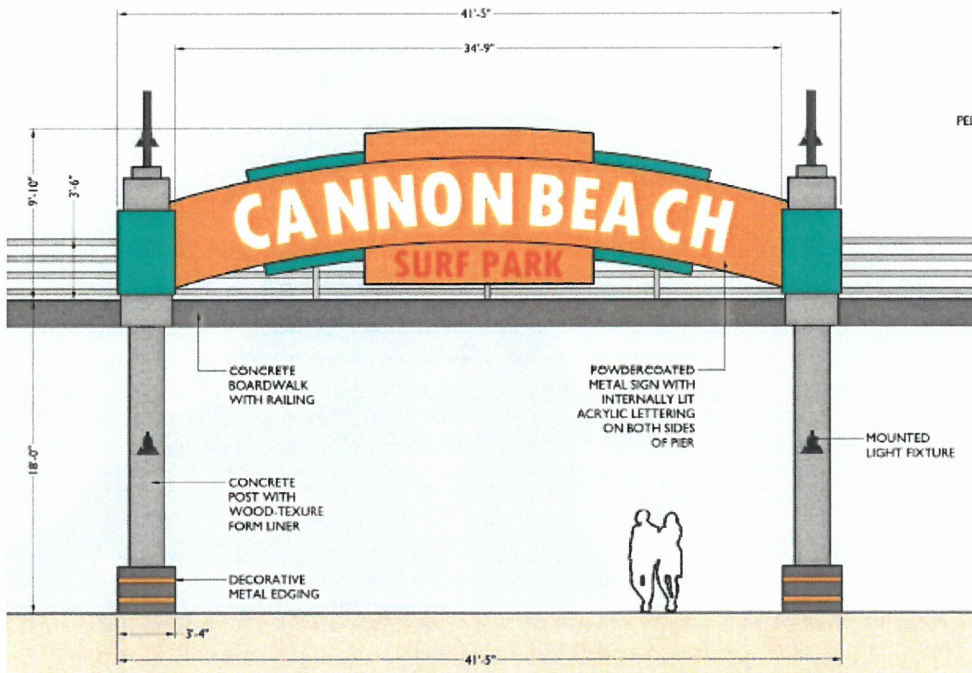
19-1090
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2 of 30

Sample Conceptual Elevations

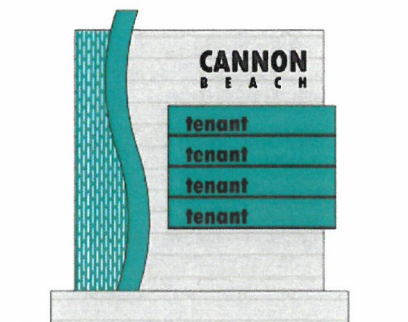


Freeway Pylon Sign

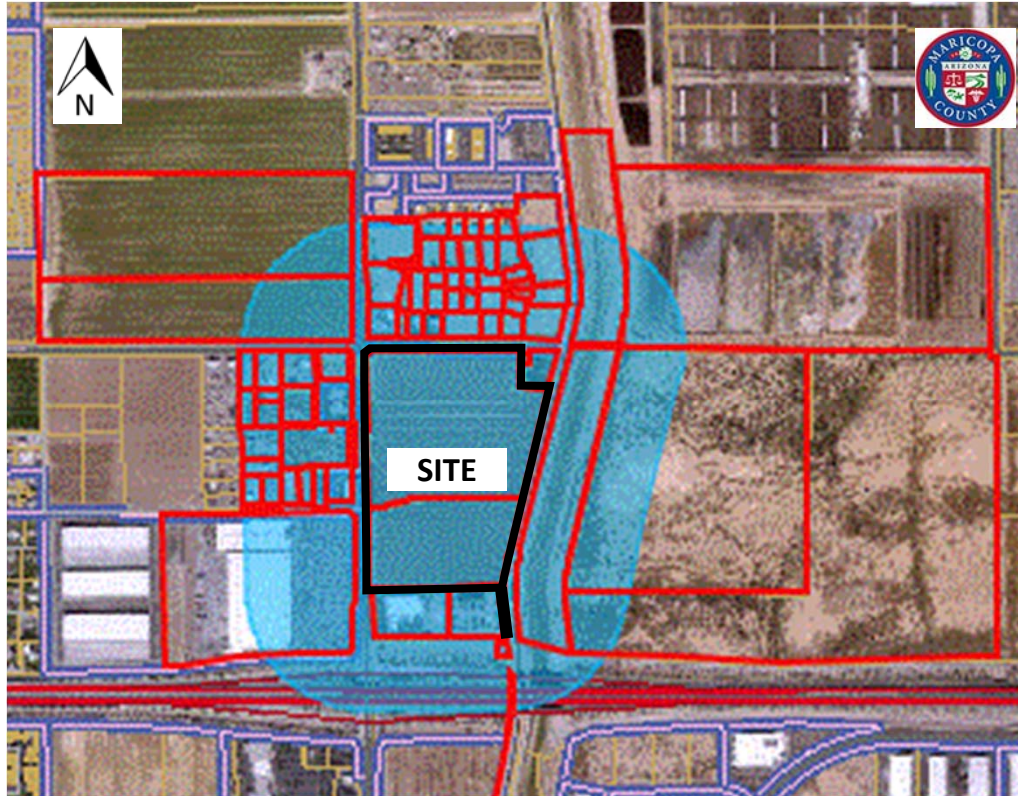
Freeway Side View "B"



Sample Onsite Signage



**Map: Property Owners, 1,000 feet+
SEC Power Rd. & Warner Rd.
Cannon Beach Phase 2 & Freeway Landmark**



Dawn Dallman

From: Francisco Luzania
Sent: Wednesday, February 19, 2020 3:26 PM
To: Dawn Dallman
Subject: CPP Reports
Attachments: PRS20-00075.xlsx; PRS20-00072.xlsx; PRS20-00070.xlsx; PRS20-00067.xlsx; PRS20-00071.xlsx

Hey Dawn,

Attached are the CPP Reports for the 2/25/20 schedule.

There was no CPP Report data for PRS20-00069.

If you need any more information, please feel free to reach out to me.

Thanks!

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Skrqh=7; 3 097706:38#ip dle#ludqflvfrDx}dqldC p hvdd}tjry#



Property Owners, 1,000+ Feet
Cannon Beach Phase 2

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_ST	MAIL_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
AMERICAN FURNITURE WAREHOUSE CO	8820 AMERICAN WY	ENGLEWOOD	CO	80112
AMERICAN FURNITURE WARHOUSE 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/ANDREA	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
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
HOLY LAND CORPORATION DBA FURNITURE STATION	333 S DOBSON #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

Property Owners, 1,000+ Feet
Cannon Beach Phase 2

LEGACY INN & SUITES LLC	PO BOX 21137	MESA	AZ	85277
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 LLC	534 E HACKAMORE ST	MESA	AZ	85203
PARKWAY NORTE HOLDINGS LLC	21738 E ORION WY	QUEEN CREEK	AZ	85242
PENDING	PENDING	PENDING		
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
ROOSEVELT WATER CONS DIST 5239	PO BOX 100	HIGLEY	AZ	85236
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	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

Source: Maricopa County Assessor, 2021