

CITIZEN PARTICIPATION REPORT FOR HIDDEN HAVEN ESTATES

COF CASE NO.: PZ-25-00087

**CITY OF FLAGSTAFF
COCONINO COUNTY, ARIZONA**

Submitted: July 27th, 2026

Prepared by:

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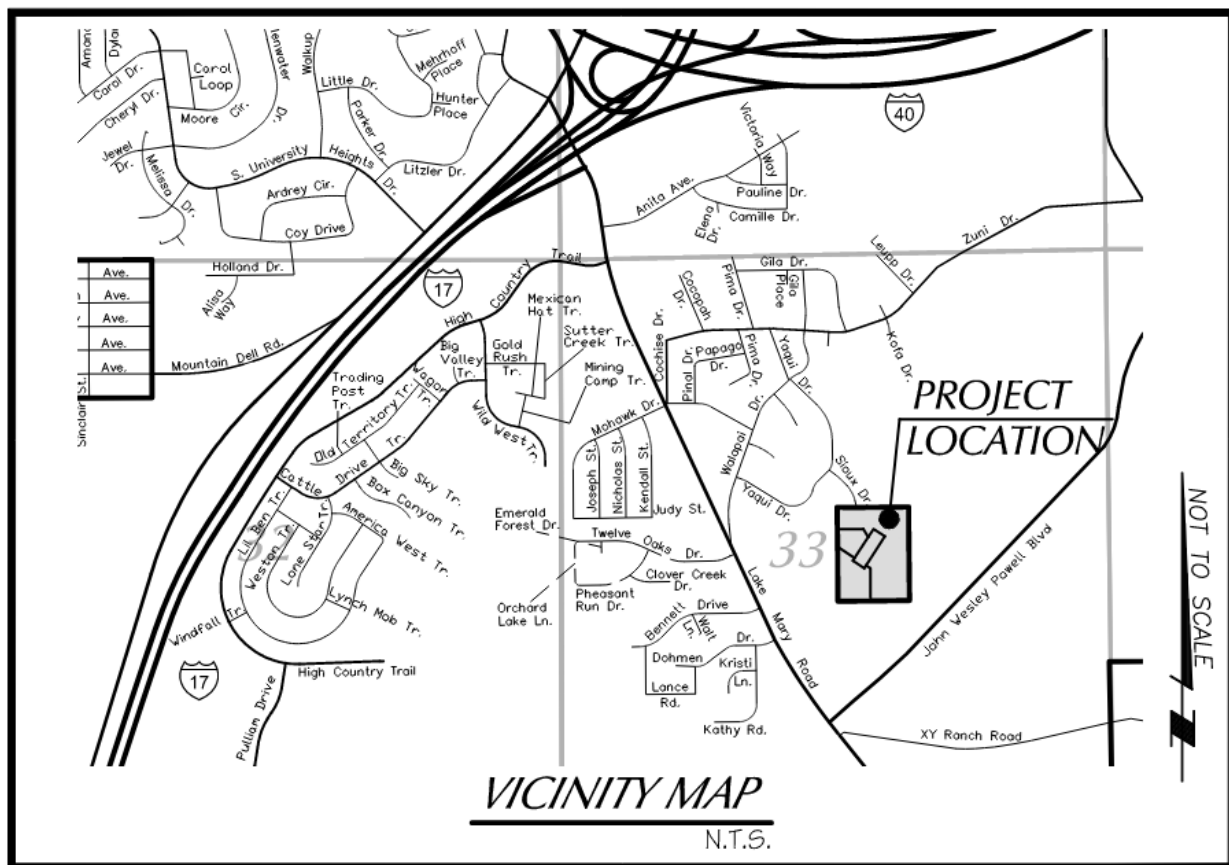
Prepared for:

City of Flagstaff
Planning Department
211 W Aspen Ave
Flagstaff AZ. 86001

Mogollon
ENGINEERING
& SURVEYING **Inc**

PROJECT OVERVIEW

The proposed project involves the redevelopment of the existing Arizona Mountain Inn property, which is currently comprised of four Rural Residential parcels, into a single-family residential subdivision. The site is located along Lake Mary Road in Flagstaff, Arizona (Coconino County APNs 105-05-001A, 105-05-002B, 105-05-002C, and 105-05-002D). The project includes a request for a Zoning Map Amendment to rezone approximately 13 acres from Rural Residential (RR) to Single-Family Residential (R1). The proposed rezoning would facilitate a Planned Residential Development (PRD).



VIRTUAL NEIGHBORHOOD MEETINGS

Mogollon Engineering held one neighborhood meetings. Details of the noticing, posting, and meeting summary are as follows:

July 01, 2026 First Virtual Neighborhood Meeting

Mailing Notification

On June 17th, 2020, the mailing notification for the first virtual neighborhood meeting was completed. Notification letters were sent via first class mail to property owners within 300 FT, property owners' associations and homeowner's associations within a 300 FT, individuals, groups, etc. on the City's "Registry of Persons and Groups" as provided by the City, Coconino County, and Mary and Brian Bostwick, the owner of the Property (collectively, "Affected Parties").

The Notice of Neighborhood Meeting letter set forth the purpose of the of the meeting, request description, date and time, instructions for registering for the virtual neighborhood meeting, location and acreage, aerial map, conceptual site plan, and contact information for Mogollon Engineering, the Applicant, and Ben Mejia, City Planner assigned to the Application.

See Appendix A - Affidavit of First Neighborhood Meeting Notification.

Site Posting Notification

On June 17th 2026, a notification sign was installed along the property's frontage at Sioux Drive setting forth the purpose of the meeting, request description, date and time, registration link for the virtual neighborhood meeting, acreage, and contact information for the Applicant and Ben Mejia.

See Appendix A - Affidavit of Sign Posting

Meeting Summary

The first neighborhood meeting for the Application was held on July 1st at 5:00PM. The meeting was held via Microsoft Teams, and consisted of a formal presentation followed by a question/answer and comment session. Only one person attended the meeting. The development team provided contact information to the attendee and asked the attendee to provide their name and address to be kept in the loop of project progress, but the attendee did not share any contact information.

A list of meeting attendees are provided below:

Ian Braun – Design Team

Ryan Mahar – Design Team

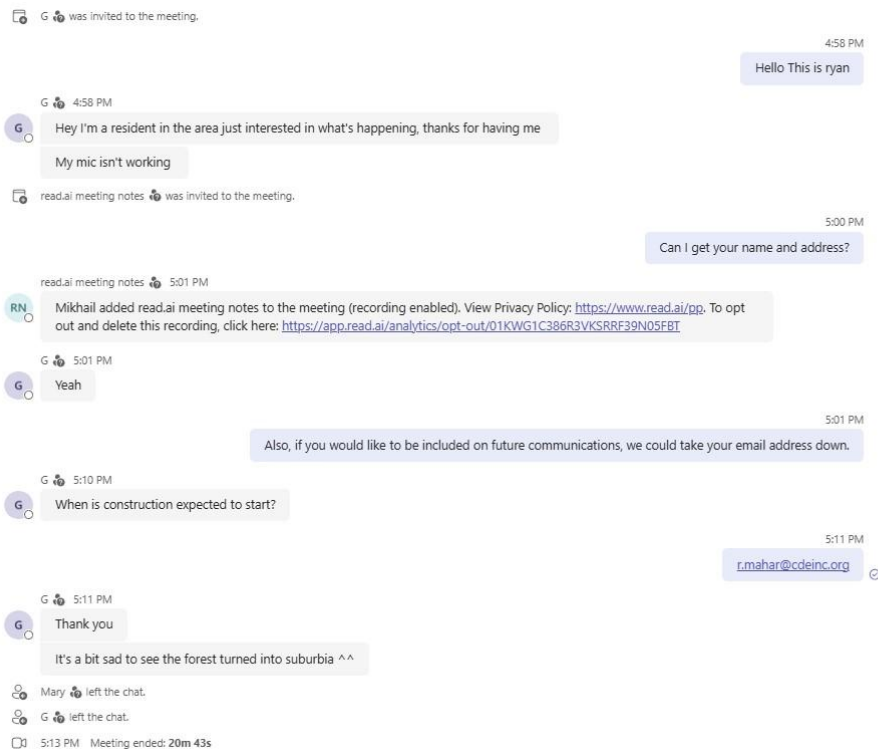
Mikhail Johnson – Design Team

Mary Bostwick – Property Owner
Brain Bostwick – Property Owner
G – Sole Attendee

Representatives from the Development Team provided a formal presentation that included the proposed site plan, project renderings, and other supporting exhibits. The presentation provided an overview of the proposed development.

During the question and answer portion of the meeting, the attendee asked when construction was anticipated to begin. The Development Team responded that construction was expected to commence on February 22, 2027. The Development Team then invited any additional questions; however, no further questions were raised at that time.

As the meeting was concluding, the sole attendee submitted a message in the meeting chat. The chat message is included below. No contact information was provided by the attendee. The meeting adjourned at 5:12 p.m.



Given the lower than anticipated attendance and the limited substantive feedback received during the meeting, the Development Team respectfully requests that the requirement for a second public meeting be waived.

Affidavit of Sign Posting

Case Number: PZ-25-00087

Project Name: Hidden Haven Estates

Applicant Name: Mary & Brian Bostwick

Location: 4200 Lake Mary Road

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearings in the City of Flagstaff shall post signs as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property 15 days prior to the hearing and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.**

I confirm that the site has been posted as detailed in Section 10-20.30.080 of the Zoning Code as well as the Public Hearing Notice Sign Specifications included in this application for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's/Representative's Signature: *Ryan W. Baker*

SUBSCRIBED AND SWORN before me this 8 day of July, 2026 by:

[Signature]
Notary Public

My Commission Expires:

8-25-29



Affidavit of Notifications to Affected Property Owners

Case Number: PZ-25-00087

Project Name: Hidden Haven Estates

Applicant Name: Mary & Brian Bostwick

Location: 4200 Lake Mary Road

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. **It shall be the responsibility of the applicant to establish a list of the names and addresses of persons who require notification of a public hearing as established in sections 10-20.30.60.(A).3, 10-20.30.60.(B), and 10-20.30.60.(C) of the Zoning Code, and mail a notice of required public hearing via first class mail to each of the persons on the list referenced above no later than 15 days prior to the public hearing date. It shall also be the responsibility of the applicant to submit a notarized copy of the mailing list to the Director prior to the fifteenth day before the public hearing date.**

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.080 of the City of Flagstaff Zoning Code at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature: *Ryan W. Bostwick*

SUBSCRIBED AND SWORN before me this 8 day of JULY, 2026 by:

[Signature]
Notary Public

My Commission Expires:
8-25-29

