

# **GPA & PAD Rezoning Citizen Participation Report**

P-23-63-PZ

## Silveray on Goldfield

**Submitted to:**



City of Apache Junction, Arizona

**Submitted on behalf of:**

Olsen Recker/Guadalupe Properties LLC  
4915 E. Baseline Rd. #105  
Gilbert, AZ 85234

**Prepared by:**

Iplan Consulting



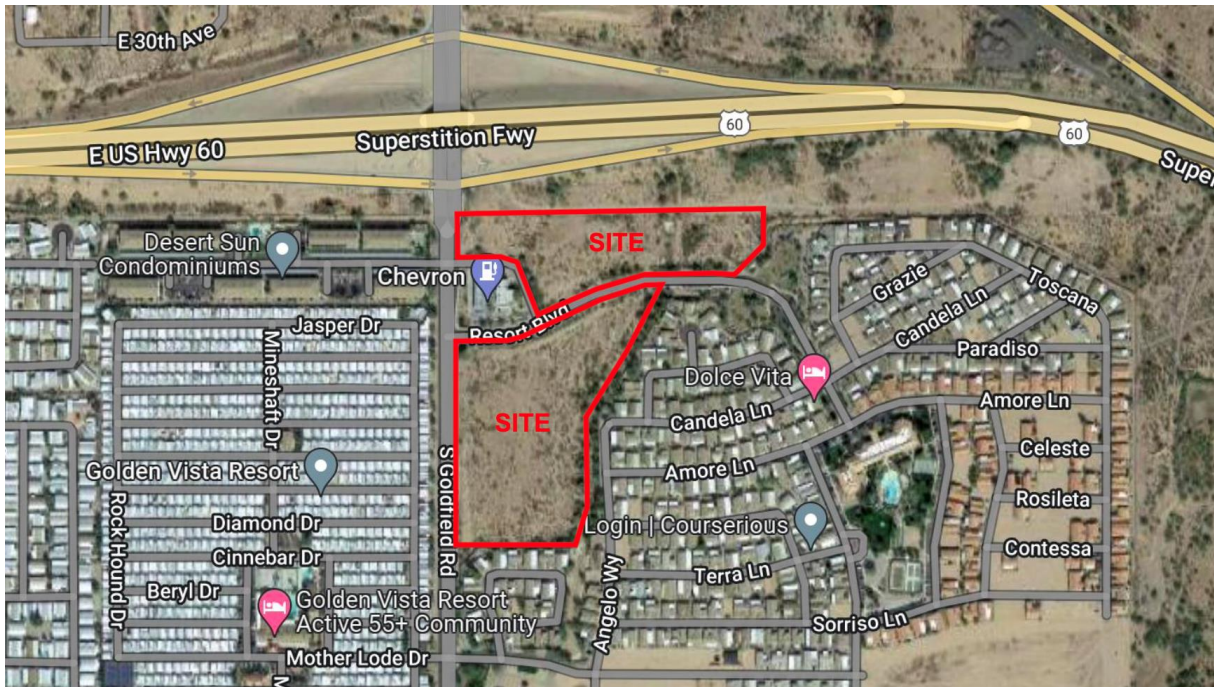
3317 S. Higley Road, Suite 114-622  
Gilbert, AZ 85297

November 2023

## PURPOSE

The purpose of this Citizen Participation Plan is to document and inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of the application and for the ongoing process and actions related to this request. Iplan Consulting, on behalf of the property ownership, has initiated a Major General Plan Amendment (GPA) and Planned Development (PD) rezoning request to amend the existing land use classification and zoning designation for an 18-acre property located on the east side of Goldfield Road just south of the US60 Highway in southeast Apache Junction. The intent of the proposed entitlements is to build a multi-family community on the subject property.

### Site Aerial



## CONTACT

All questions and/or comments related to this proposal should be directed to:

Iplan Consulting – Greg Davis

3317 S. Higley Rd. #114-622

Phone: (480) 227-9850

Email: [Greg@iplanconsulting.com](mailto:Greg@iplanconsulting.com)

## NOTIFICATION

In order to provide effective citizen participation in regard to this application, the following actions will be taken to provide adequate opportunity to adjacent landowners or any other potentially affected individuals, agencies, or organizations to learn of and address any and all real or perceived impacts this proposed overlay may have on individuals, properties, or the community:

- A. A contact list was created and submitted to the City for all property owners within 300 feet of the site for the purpose of mailing Public Hearing notifications.
- B. A neighborhood meeting was held on 10/24/2023. The meeting was held at the Desert Vista RV Resort Community Room and was open to the public. A meeting notification letter was sent out to all property owners within 300 feet of the site notifying residents of the meeting time/date, a general description of the requests being made, as well as contact information should they not be able to attend. A summary of the meeting is included in this report.
- C. A second meeting was held with the residents of the Dolce Vita community on 11/06/2023. The Dolce Vita residents were notified of the meeting by the Community Management since this is a rental neighborhood. About 100 residents attended and a summary of the meeting is included in this report.
- D. A Notice of Public Hearing sign(s) will be posted per City regulations on the property at least 15-days prior to the Planning and Zoning Commission hearing(s) and remain posted through the City Council hearing(s).
- E. A Notice of Public Hearing letter will be sent out by the City Staff to all property owners within 300 feet of the site notifying residents of the meeting per City regulations which is at least 15-days prior to the Planning and Zoning Commission hearing(s).

## **SCHEDULE**

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Formal Filing – 07/21/2023

Citizen Participation Plan Initial Submittal – 07/21/2023

Neighborhood Meeting Notification – 10/09/2023

Public Neighborhood Meeting – 10/24/2023

Dolce Vita Community Meeting – 11/06/2023

Citizen Participation Final Report – 11/10/2023

Notice of Public Hearing Sign Posting & Mailing – TBD

Planning and Zoning Commission Meeting – TBD

City Council Hearing – TBD

## **ATTACHMENTS**

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Notification Map - 300-foot radius

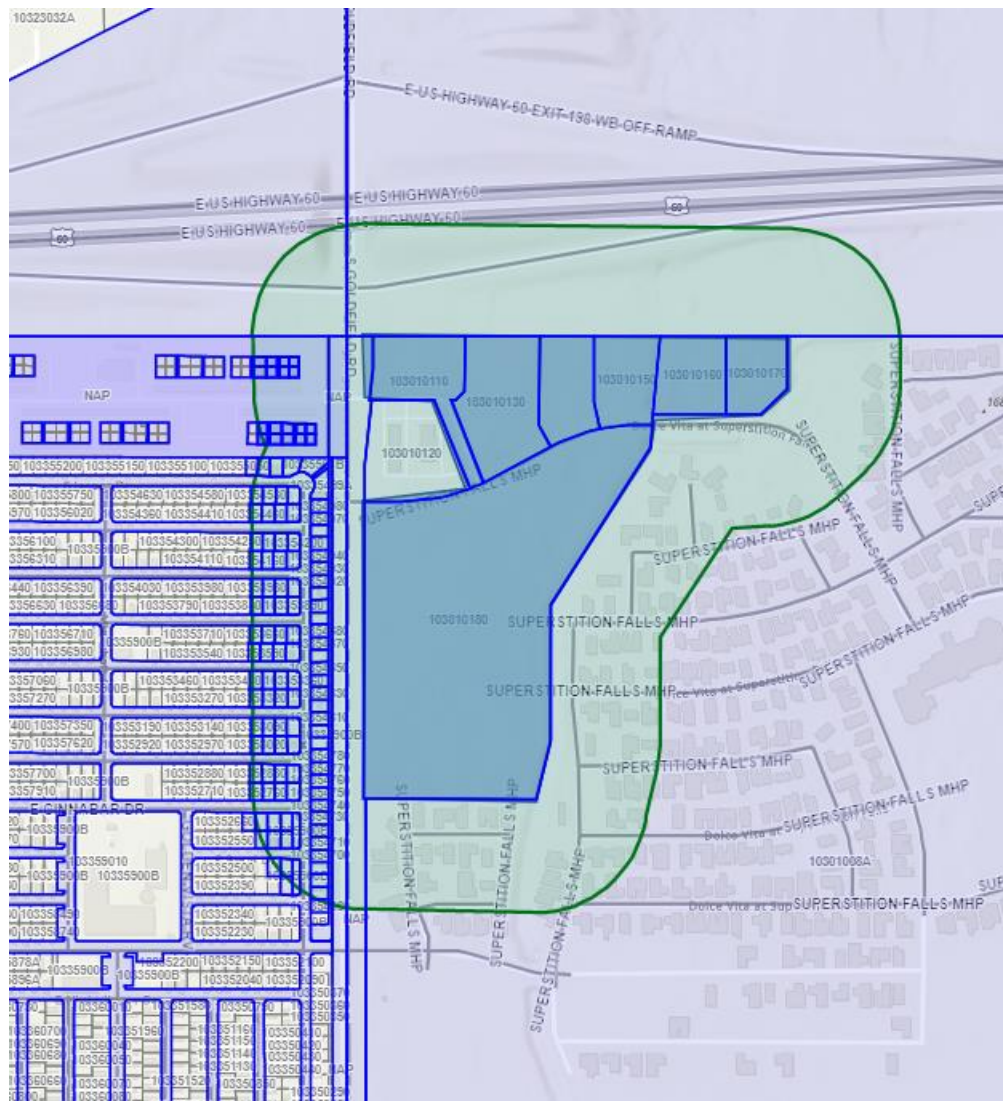
Notification List - 300-foot radius

Neighborhood Meeting Invitation Letter

Neighborhood Meeting Summary

Dolce Vita Meeting Summary

# Silveray on Goldfield - 300' Buffer Map



SUTHERLAND BEVERLY & LEDI...  
14571 CROSS LAKE RD  
PINE CITY, MN 55063

WARD RONALD J & JACQUELIN...  
921 S ALEXANDER ST  
GREENVILLE, MI 48838

ELMSTRAND KATHLEEN M LIV ...  
445 LAKE AVE  
WHITE BEAR LAKE, MN 55110

MILLBRAND DEE & EUGENE JR  
3710 S GOLDFIELD RD LOT 258  
APACHE JUNCTION, AZ 85119

MCCUBBIN RICHARD D TR  
3323 COUNTY ROAD 338  
NEW BLOOMFIELD, MO 65063

PETERSON DAVID A  
3710 S GOLDFIELD RD LOT 467  
APACHE JUNCTION, AZ 85119

GIAUQUE PAULA J FAM LIV TRU...  
4453 S MCKECHNIE LOOP  
PALMER, AK 99645

SHERETTE MICHAEL & JANET  
3710 S GOLDFIELD RD LOT 276  
APACHE JUNCTION, AZ 85119

HAGEN DAVID A & LINDA K TRS...  
PO BOX 460  
CASCADE, ID 83611

HUPPERT PAUL A & BERNICE E...  
4255 S MCKECHNIE LOOP  
PALMER, AK 99645

RABBITT SUSAN  
3710 S GOLDFIELD RD LOT 277  
APACHE JUNCTION, AZ 85119

OSTBERG CHARLES J & JANIC...  
3710 S GOLDFIELD RD #468  
APACHE JUNCTION, AZ 85119

ARNT DAVID & CAROL  
5483 WOODBURY DR  
WOODBURY, MN 55129

KUNERT DAVE & LINDA  
30 N 1400TH AVE  
ORION, IL 61273

HALVERSON STEVEN D & LAUR...  
W5904 FRONTAGE RD  
MENASHA, WI 54952

DUEY WILLIAM P & JERRE ANN ...  
12910 E 54TH ST  
KANSAS CITY, MO 64133

BORNE PAUL T & MARGARET F  
3133 CHARTER OAK RD  
EDGEWOOD, KY 41017

GARDNER BARRY & RONDA  
3445 E CLEVE BUTCHER RD  
BLOOMINGTON, IN 47401

BURKE VICKI & VAN TASSEL AN...  
12653 HARRIET LAKE RD  
HIBBING, MN 55746

GUTZMAN RAMONA  
1023 S EGAN AVE APT 2  
MADISON, SD 57042

HUPPERT PAUL A & BERNICE E...  
4255 S MCKECHNIE LOOP  
PALMER, AK 99645

OSWALD TIMOTHY J & DIANNA ...  
7201 MILKY WAY RD  
BISMARCK, ND 58503

FOLKERS MARK E  
18612 SPRINGCREST DR  
MINNETONKA, MN 55345

ARNT CAROL J REV TRUST  
5483 WOODBURY DR  
SAINT PAUL, MN 55129

STOCKWELL JOHN VICTOR & ...  
114 N WESTCHESTER DR  
COLUMBIA CITY, IN 46725

BORNE PAUL T & MARGARET F  
3133 CHARTER OAK RD  
EDGEWOOD, KY 41017

LOVE MICHAEL W & CHERYL A  
32581 HOMESTEAD DR  
GRANGER, IA 50109

EMOND DENNIS D & MARIA  
3710 S GOLDFIELD RD LOT 477  
APACHE JUNCTION, AZ 85119

SANGER MARK & CYNTHIA  
111 W PINE RIDGE DR  
POLK CITY, IA 50226

LANDON SAMUEL G & TAMMAR...  
17084 PHEASANT MEADOW LN ...  
PRIOR LAKE, MN 55372

PETCOVIC DEBORAH  
3710 S GOLDFIELD RD LOT 478  
APACHE JUNCTION, AZ 85119

OLSON KRISTI  
11081 108TH AVE N  
MAPLE GROVE, MN 55369

EGOLF NED & CATHY D  
5215 S 100 E-57  
CHURUBUSCO, IN 46723

NELSON GLENN & JOSEPHINE  
111 4TH AVE SW  
PIPESTONE, MN 56164

DECORTE CAROL J  
21601 MAYFIELD ST  
FARMINGTON HILLS, MI 48336

CRITES BRIAN & SUSAN  
33317 WATERBERRY CIR  
WAUKEE, IA 50263

BACHTOLD BERNARD W & SHA...  
3710 S GOLDFIELD RD 302  
APACHE JUNCTION, AZ 85119

DEBROUX DAVID & CANDACE  
3517 ROAD 84 TRLR 109E  
PASCO, WA 99301

SNYDER JERRY N & YVETTE V  
9414 N NORMANDIE LN  
SPOKANE, WA 99218

MERRIGAN STEVEN D  
3710 S GOLDFIELD RD UNIT 18...  
APACHE JUNCTION, AZ 85119

KING JAMES & CAROLYN  
100 PINNACLE LN APT A  
EASLEY, SC 29642

JENSEN RANDOLPH R & ROSA...  
12512 LEYTE ST NE  
MINNEAPOLIS, MN 55449

BLANKERS JERRY A LIVING TR...  
727 141ST ST  
LAKE WILSON, MN 56151

POOLEY RANDALL J & JOLENE ...  
10012 W TWIN LAKES RD  
RATHDRUM, ID 83858

FIREBAUGH R SCOTT & DONN...  
11449 S NORTHWOOD CIR  
OLATHE, KS 66061

OLSON DARLENE M  
682 WESTERGARD RD  
BOTTINEAU, ND 58318

BEDWELL DARYL WADE  
349 S FORK DR  
GURNEE, IL 60031

OLSON GERALD L & MARJORIE...  
602 MARYSLAND AVE  
DANVERS, MN 56231

ZIMMERMANN DONALD W & JA...  
9733 E LOMPOC AVE  
MESA, AZ 85209

OEPPING VERNON R TRS  
4028 LITTLE VALLEY RD  
ESTES PARK, CO 80517

SCHMEIL PAUL F & MARYLIN L ...  
17303 SPANAWAY LOOP RD S U...  
SPANAWAY, WA 98387

LITZINGER JOSEPH M & SUSAN...  
108 SLEEPY HOLLOW ST  
GRAND FORKS, ND 58201

STITH KENNETH & ELAINE TRU...25  
GANDESA WAY  
HOT SPRINGS VILLAGE, AR 71909

GOOD ANN G TRS  
PO BOX 654  
SHERIDAN, MT 59749

WEGNER MARION J REV TRUS...  
11330 LAKEVIEW HEIGHTS RD  
PINE CITY, MN 55063

KASTE LON & SHELLEY  
5838 COUNTY ROAD 12A  
PISEK, ND 58273

WONG DEAN D & REBECCA A  
20525 UNIVERSITY AVENUE EX...  
CEDAR, MN 55011

SCHMEIL PAUL F ETAL TRUSTE...  
17303 SPANAWAY LOOP RD S U...  
SPANAWAY, WA 98387

LOPEZ DONALD & THERESA  
1723 COUNTY ROAD 29  
FORT LUPTON, CO 80621

WYMA RICHARD LEE & GWEND...  
3710 S GOLDFIELD RD 417  
APACHE JUNCTION, AZ 85119

STEWART ALAN W  
521 KAISER RD NW  
OLYMPIA, WA 98502

BASS MARCIA ANN & PATRICK ...  
251 RAINBOW DR # 15148  
LIVINGSTON, TX 77399

BARBER MICHAEL & COLLEEN  
706 WESTLAND LN  
NEW LONDON, MN 56273

TAYLOR CHARLES H & AGNES ...  
PO BOX 9615  
ALBUQUERQUE, NM 87119

DEROWITSCH JIM & ELLEN  
PO BOX 345  
GOLD BAR, WA 98251

DAHLKE RICHARD P & SHERYL ...  
19572 CLAREMONT CIR  
FARMINGTON, MN 55024

WIGLEY CONNIE  
3710 S GOLDFIELD RD LOT 364  
APACHE JUNCTION, AZ 85119

LARSEN BRETT D  
3710 S GOLDFIELD RD LOT 393  
APACHE JUNCTION, AZ 85119

ODEGAARD DONNA  
16110 55TH ST SE  
KINDRED, ND 58051

ZAUN MICHAEL & VICKI TRUST  
8829 E LOST GOLD CIR  
GOLD CANYON, AZ 85118

VANLEEUEW ROBERT C REV LI...  
705 NUESE LN  
MARSHALL, MN 56258

DALEY CYNTHIA A  
1398 SHERWOOD CT  
GURNEE, IL 60031

BREITBACH STEPHEN T & DIAN...  
811 FREEDOM CIR  
HAZEL GREEN, WI 53811

ROHDE BARBARA J  
23756 ARENA DR HART RANCH...  
RAPID CITY, SD 57702

MARTUCCI CAROLE T  
32 MEETINGHOUSE CT  
SHAMONG, NJ 08088

LANGE THOMAS F  
3710 S GOLDFIELD RD LOT 489  
APACHE JUNCTION, AZ 85119

MCGOWAN TERRY  
31329 TOBIAH PL  
CASTAIC, CA 91384

DOUGHERTY INEZ E  
162 LAKEVIEW DR  
SEQUIM, WA 98382

BRAUN GARY & ANNETTE T  
100 ELLSWORTH ST SE  
SLEEPY EYE, MN 56085

HERTIG JAMES M & LORRAINE ...  
9485 SEBRING DR  
PORTAGE, MI 49002

CRAIGER MICHAEL C & SALLY ...  
3710 S GOLDFIELD RD LOT 386  
APACHE JUNCTION, AZ 85119

STOUTENBURG FAMILY TRUST  
5211 WILLIAMSBURG LN LOT 1...  
LEXINGTON, MI 48450

HERZOG GERALD A & FRANTZ ...  
3710 S GOLDFIELD RD LOT 420  
APACHE JUNCTION, AZ 85119



DEROWITSCH JIM & ELAINE  
PO BOX 345  
GOLD BAR, WA 98251

RIZNER GARY LEE & JULIE KAY...  
1002 7TH ST  
GRUNDY CENTER, IA 50638

CALLIES CAROL LEE TR  
5656 BARONSWOOD CIR  
TOLEDO, OH 43615

NOLTON DANIEL ARTHUR  
23412 BRIER RD  
BRIER, WA 98036

SCHMITT BETTY A  
1101 S SCHEUBER RD UNIT 31  
CENTRALIA, WA 98531

SCHROEDER JODI & ANDERSO...  
1811 8TH ST SE  
EAST GRAND FORKS, MN 56721

ADAMS WILLIAM E & GEORGIA ...  
228 LAKE FRONT CT  
HAMILTON, OH 45013

HOGG BRYAN A & DEBORAH J  
1016 LESLIE DR  
INNISFIL , ON L9S 2B2  
CANADA

BURKE LAURA M REV TRUST  
3050 HIDDEN RD  
BAY CITY, MI 48706

DUNSTAN-ADAMS TAMI & PETE...  
2635 DARTMOUTH DR  
PENTICTON, BC V2A 7S3  
CANADA

AKTRON LLC  
3265 S GOLDFIELD RD APT A  
APACHE JUNCTION, AZ 85119

RODERICK LEWIS & SHEILA  
3270 S GOLDFIELD RD APT 814  
APACHE JUNCTION, AZ 85119

FAHRNOW JUDITH M TRUST  
3270 S GOLDFIELD RD APT 207  
APACHE JUNCTION, AZ 85119

TKACHANKO WAYNE R & CARO...  
205 52312 RANGE ROAD 223  
SHERWOOD PARK, AB T8C 1B3  
CANADA

MADGE JAMES A  
5656 BARONSWOOD CIR  
TOLEDO, OH 43615

SCHMIDT ROBERT E  
153 THAMESVIEW CRES  
ST MARYS, ON N4X 1C4  
CANADA

NOLTON DANIEL ARTHUR  
23412 BRIER RD  
BRIER, WA 98036

CURTIS KAY D & GAYLA A REV ...  
13796 E LANGTRY LN  
TUCSON, AZ 85747

HELSETH AARON  
PO BOX 2208  
ELIZABETH, CO 80107

HOAR IRREVOCABLE GRANTO...  
3734 CHERRY FLATS RD  
COVINGTON, PA 16917

HELLER BERNICE ANN  
3270 S GOLDFIELD RD APT 201  
APACHE JUNCTION, AZ 85119

KINNAN FAMILY LTD PSHIP  
112 PERRINE RD  
OWEGO, NY 13827

BAM 109 LLC  
3034 ARTHUR ST NE  
MINNEAPOLIS, MN 55418

STURDEFANT JOHN L  
3710 S GOLDFIELD RD LOT 451  
APACHE JUNCTION, AZ 85119

FELTON ROSEMARY & BRUCE  
3270 S GOLDFIELD RD APT 107  
APACHE JUNCTION, AZ 85119



ANDERSEN IVAN C & FLORA LA...  
671 YUCCA RD  
ELK HORN, IA 51531

KRAMER RAYMOND J & SHARO...  
5126 KING AVE W  
BILLINGS, MT 59106

WRIGHT JAMES LEE & CHARLO...  
101 FLINTSTONE DR UNIT A  
WAVERLY, IA 50677

SORENSEN VERDON N & B LEE...  
1 SIMPSON PL  
SHENANDOAH, IA 51601

WACKER ROBERT F & KATHLE...  
17362 SUNRAY CIR SW  
PRIOR LAKE, MN 55372

DAVIDSON GARY L & DIANE M  
4880 WOODLAND DR NW  
HACKENSACK, MN 56452

HISEK RONALD & BETTY  
4121 JARMANN LN  
SHAKOPEE, MN 55379

FELTON BRUCE D  
3270 S GOLDFIELD RD 107  
APACHE JUNCTION, AZ 85119

KARTES CORINE  
6068 88TH AVE SE  
DICKEY, ND 58431

MCPMAHON PAMELA K  
9902 E KIOWA AVE  
MESA, AZ 85209

BARKLEY ANDREA & BLAKESL...  
1506 OAK DR SPC 108  
VISTA, CA 92084

GOETHALS ROBERT M  
18784 E 40TH ST  
COAL VALLEY, IL 61240

WINNIKE ROBERT H  
605 5TH ST  
WEST POINT, IA 52656

FASSLER JOHN A TRUST  
86 PALMYRA RD UNIT  
STERLING, IL 61081

KELSEY STEPHEN L  
6863 HANNEGAN RD APT A  
EVERSON, WA 98247

OLSEN RECKER/GUADALUPE P...  
5235 E SOUTHERN AVE APT D1...  
MESA, AZ 85206

KLOCKE DOUGLAS & PAULA  
2965 HARRIS AVE  
ROCKWELL CITY, IA 50579

SMITH HAROLD L & PEGGY J  
3710 S GOLDFIELD RD LOT 500  
APACHE JUNCTION, AZ 85119

MHC DOLCE VITA LLC  
917 W WASHINGTON MS 316  
CHICAGO, IL 60607

LENARDSON DAVID H & JUDIT...  
3710 S GOLDFIELD RD LOT 501  
APACHE JUNCTION, AZ 85119

THEISEN WILLIAM  
647 N WISCONSIN ST  
PORT WASHINGTON, WI 53074

SCHOTT GERALD J & CYNTHIA ...  
513 N MUNDT AVE  
HARTFORD, SD 57033

SCHMITT RICKY A & BETH A RE...  
1640 FAIRSIDE DR  
SANDWICH, IL 60548

NOTT BRENDA ELIZABETH & M...  
411 100 SAGHALIE RD  
VICTORIA, VI V9A 0A1  
CANADA



## **Silveray on Goldfield Neighborhood Meeting Summary:**

Golden Vista RV Resort – October 24, 2023

### **Attendees:**

**Applicant:** Greg Davis – Iplan Consulting  
Jason Barney – Property Owner  
John Hartman – Property Owner  
**City:** Kelsey Schattnik – City Planner  
**Neighbors:** See sign-in sheets

### **Meeting started at approximately 10:05 AM.**

Mr. Davis welcomed everyone, explained that the purpose of this meeting was to present the proposal of the landowners to modify the General Plan classification and the rezoning designation to allow for the development of a multi-family residential project. Mr. Davis explained what the current GP/zoning permitted in terms of uses (i.e. regional hospital, restaurants, hotels, offices, etc.) and then described the proposed multi-family project including access, circulation, open space/amenities, architecture, and then walked through several of the typical concerns brought up in similar projects. Mr. Davis then explained the approval processes and the expected timeframes associated with each phase of the process before asking if any of the attendees had any questions or comments. Below is a summary of questions and answers portion of the meeting. Please note that this list is meant to capture the most pertinent questions of the neighborhood, but similar questions, comments, and/or discussions have been combined or omitted and the responses have been summarized for brevity.

### **Q: Question**

### **R: Response**

**Q:** What is the water source for the project?

**R:** Mr. Davis replied that although water is a hot issue right now in the state, this site is already accounted for by the City which is the water provider. Furthermore, the proposed residential use will need much less water than the current approved uses.

**Q:** What does the Traffic Analysis take into account? Does it include all the homes planned to the south?

**R:** Mr. Davis replied that the traffic study looks at both existing and planned traffic generation and compares how the current use will compare to the proposed use and then makes recommendations based on the ability for the local roads to accommodate the projected traffic.

**Q:** What road improvements will be made?

**R:** Mr. Davis replied that the City will dictate what improvements need to be made and we expect some level of improvements for Goldfield Road.

**Q:** Please clarify where the entries and exits are? We prefer them north of our entry.

**R:** Mr. Davis went back to the appropriate slide and pointed them out. All of our access points are north of the existing access point for Golden Vista.

**Q:** Will this property have an HOA? How will it be kept nice?

**R:** Mr. Davis replied that the project will have a POA and the owners have the incentive and responsibility to maintain the property to a high degree.

**Q:** Can you make the units along Goldfield single story?

**R:** Mr. Davis replied that the product proposed is only two story. He also reiterated that the current zoning allows 45-feet (3 or 4 stories) and by proposing 2-stories was a fair compromise.

**Q:** We would like to see this site be a City Park. Can the City buy it?

**R:** Mr. Barney replied that a lot of work goes into locating City parks and this is not the right place for one. He also stated that the current plans were not for a park and thus the proposal never contemplated that use. Mr. Davis stated that City parks need to be more centralized to serve the most residents.

**Q:** Can the project be built as a golf course?

**R:** Mr. Barney stated that was not a viable use here on only 18 acres.

**Q:** Can you have the project open space along Goldfield?

**R:** Mr. Barney replied that the open space needs to serve the project residents, thus needs to be centralized.

**Q:** How will this affect property values?

**R:** Mr. Barney replied that although any/every project can have some impact on property values, this proposal would likely protect them more than the current commercial zoning. Mr. Davis stated that since our project was a rental product, no appraiser would use our project to establish land values for their homes.

**Q:** Can you change the gray color with an earth tone or paint a mural of the mountain on the buildings along Goldfield?

**R:** Mr. Davis replied that we can look at changing the building colors to be more earthen tones.

**Q:** What is the distance between buildings?

**R:** Mr. Davis replied that the front setback was 20-feet and distance between buildings was 10-feet.

**Q:** Can these be re-rented as AirB&Bs?

**R:** Mr. Davis replied that no, these are end user rentals only and no tenant can sublet for that purpose.

**Q:** What is the minimum rental length?

**R:** Mr. Davis replied that these are intended to be long-term rentals which are typically one-year in length.

**Q:** Are these rentals subsidized?

**R:** Mr. Davis replied that no, these are market-rate rental homes.

**Q:** Will the project contribute to the City for parks and road/sidewalk maintenance?

**R:** Mr. Davis replied that yes, the project will pay impact fees to the City as well as pay taxes for on-going road maintenance.

**Q:** Are pets allowed?

**R:** Mr. Davis replied that yes, pets are allowed and the project includes amenities for them.

**Q:** Can you bring in a nice restaurant?

**R:** Mr. Barney replied that they don't believe a high end restaurant would choose this location over the US60/Signal Butte commercial center or the future one to the east at US60/North-South freeway.

**Q:** Can you use your influence to get ADOT to widen US 60 to account for the future N/S freeway?

**R:** Mr. Barney mentioned his involvement with the Pinal Partnership group and their efforts to work with ADOT to make that happen. He said getting that done will happen, but it is likely decades away.

**Q:** Will there be a sound wall along US 60?

**R:** Mr. Davis replied that as of now, no sound wall is planned, but that would look into that further.

**Q:** The project is too dense. Can you build something else.

**R:** Mr. Davis shared that the project, at ~15 DU/acre was lower than many multi-family projects and the site is retaining 15% open space in addition to the parking and drive aisles, and with only 2-story buildings, we disagree. Furthermore, the Golden Vista RV resort is actually denser at almost 25 DU/acre.

**Q:** Can you use bushes or cacti instead of trees along Goldfield (to preserve the view)?

**R:** Mr. Davis replied that the ownership would be fine with that but it was the City's call.

**Q:** Can you use build something temporary along Goldfield to demonstrate the proposed height?

**R:** Mr. Davis replied that we probably can't build anything, but we could use color balloons to illustrate the heights discussed today.

**Q:** If you sell to someone else, what happens to the proposal?

**R:** Mr. Davis replied that, if approved, the zoning would remain in place for whomever bought the land and if they wanted to change it, they would have to go back through the entire rezoning process.

Seeing no other questions or comments, Mr. Davis thanked everyone for attending the meeting, reminded them that his and the City Planner's contact information was available and then adjourned the meeting.

**Meeting adjourned at approximately 11:22 AM.**

Project: Silveray on Goldfield  
Time Started: 10:00am

Meeting Date: 10/24/2023  
Time Ended: :

Location: Golden Vista RV Park

## ATTENDANCE SIGN-IN

NAME – (please print)	ADDRESS	EMAIL (Optional)
RAUDY & ROVIA-JENSEN	#485	RAUDY-JENSEN @ GMAIL
DARREN CARPENTER	#940 & #971	darren.b.CARPENTER@gmail
DARLENE OLSON	#305	CRICKETOLSON@gmail.com
Tim Ray & Kerry Amborn	#500	IRay.southbay@gmail.com
Janice Orberg	#468	janckuek1@yahoo.com
Diane Steve Breitbach	#488	diane.breitbach@gmail.com
DON WILLIAMS	#308	
Kari Scoville	354	
Gina Shuch	#906	
Ken Wallace	#692	
Jan Ward	#358	
Betty Schmitt	#503	
Lanek M'Conkey	503	mcconkeys1@msn.com
Jill Gardner	101	
Deanne Lynch	6	
Alan Davis	621	awally33@msn.com
Eary Maske	653	



NAME - (please print)	ADDRESS	ZIP
Eileen Fredenburg	37105 Goldfield RD Lot 874, Apache Junction, AZ	85119
Deborah Peet	# 863	85119
Dorothy Watkins	# 871	85119
Lafonn Lindeman	# 35	
Marcia Bass	# 389	85119
PETER FONTANA	# 766	
Pat Fontana	# 766	
Carroll Johnson	# 35	
Robert Albers	# 252	
Allen Jewell	# 253	
Miane Albers	# 252	
Skelley May	# 814	
Lea May	# 814	
Tim Boutey	222	
DAL/NOVA CHILDRESS	# 8	
Robert Joyce Wilvers	949	
Len Street	Lot 669	85119

Scott Taylor  
Lynn Taylor

Lot 988  
Lot 160

papascotttaylor@gmail.com  
staylor@gmail.com

85119

NAME - (please print)	ADDRESS	ZIP
PAUL BREUKLANDER	Lot #67	85119
ROBERTA BREUKLANDER	Lot #67	85119
CONNIE Wisley	Lot #364	85119
Jeanne Mitchell	Lot 251	85119
Judy Zumwalt	# 1051	85119
SHERRY Hanson	# 897	85119
ELINE HANSON	# 897	85119
Germund Nilson	# 158	85119
Susan Nilson	# 158	85119
Marianne Copping	Lot 335	85119
Robert Witt	Lot #172	85119
MICHAEL MYERS	Lot 852	85119
MARY JANE DODGE	Lot 119	85119
Janet Fossen	Lot #95	85119
Gale Fossen	Lot #95	85119
Donna Keefer	Lot #931	85119
HARLEY KLATT	Lot #235	85119
Darlene Piekkola	Lot 72	85119
John Piekkola	Lot 72	85119
Carol Lanzetta	Lot 770	85119



NAME - (please print)	ADDRESS	EMAIL
Arnette Heys	# 205	85119
DAN + Sherry KNOX	# 349	
Kathy Meyers	# 999	85119
Steven Myers	# 425	
Bridget Gruffs	# 894	
Paul Schmeil	# 360	paulschmeil@aol.com
PATY Holmes	# 828	pschouv@gmail.com
Dwight + Rita Faust	# 314	
Jeff + Melanie Baxter	Golden Vista Lot 590	jeffmelbaxter@gmail.com
John + Karen Fox	# 442	Karen@karenafox.com
Danny + Julie	SCHWABZOWALTER # 223	dschwabzowalter
Sherry May	# 804	SMAY526@YAHOO.COM
Marge + Tony Schwartz	3710 S. Goldfield Rd. # 807 A.J.	marge_schwartz@yahoo.com
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JIM DEROWITSCH	3710 - S. GOLDFIELD RD. # 496 A.J.	ELAINIE AND ME 13 @AOL.COM
Dennis Nolton	" # 497 "	dennisnolton @GMAIL.COM
Jerry + Yvette Snyder	# 336	yvetteandjerry@comcast.net
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## **Silveray on Goldfield Neighborhood Meeting Summary:**

Dolce Vita – November 06, 2023

### **Attendees:**

**Applicant:** Greg Davis – Iplan Consulting  
John Hartman – Property Owner  
**City:** Kelsey Schattnik – City Planner  
**Neighbors:** ~100 (undocumented)

### **Presentation Started at approximately 10:05AM**

Mr. Davis welcomed everyone, explained that the purpose of this meeting was to present the proposal of the landowners to modify the General Plan classification and the rezoning designation to allow for the development of a multi-family residential project. Mr. Davis explained what the current GP/zoning permitted in terms of uses (i.e. regional hospital, restaurants, hotels, offices, etc.) and then described the proposed multi-family project including access, circulation, open space/amenities, architecture, and then walked through several of the typical concerns brought up in similar projects. Mr. Davis then explained the approval processes and the expected timeframes associated with each phase of the process before asking if any of the attendees had any questions or comments. Below is a summary of questions and answers portion of the meeting. Please note that this list is meant to capture the most pertinent questions of the neighborhood and that similar questions, comments, and/or discussions have been combined or omitted and the responses have been summarized for brevity.

### **Q: Question**

### **R: Response**

**Q:** Is this a rental project?

**R:** Mr. Davis replied that yes, this is a for-rent residential project.

**Q:** What will the rents be?

**R:** Mr. Davis replied that the actual rents won't be known until the project is closer to opening and guessed that they would start at \$1,000 or so. Mr. Hartman corrected Mr. Davis stating they would be quite a bit higher than that, likely above \$1,800 a month.

**Q:** Who owns Resort Blvd.?

**R:** Mr. Hartman replied that our group owns Resort Blvd. and Dolce Vita gains access via easement.

**Q:** What road improvements will be made?

**R:** Mr. Davis replied that the City will dictate what improvements need to be made based on our Traffic Report and we expect some level of improvements for Goldfield Road and potentially Resort Blvd.

**Q:** Can you move the access points to the west?

**R:** Mr. Davis went back to the appropriate slide and pointed the access points out noting that most were already pretty far west which the exception of the northeast parcel which is cut-off from the rest of the project thus needs its own access points.

**Q:** How can you ensure people will not park along Resort Blvd.?

**R:** Mr. Davis replied that the project will have a POA that will prohibit parking along Resort Blvd. and the owners have the incentive to keep the entry road open and attractive.

**Q:** Can you make the units along the perimeter single story?

**R:** Mr. Davis replied that the product proposed is only two story noting that most have the garage on the lower level requiring a two-level design. He also reiterated that the current zoning allows 45-feet (3 or 4 stories) and by proposing 2-stories was a fair compromise.

**Q:** Can you prohibit children from living here?

**R:** Mr. Davis replied that he didn't believe it was legal to do that here and that the project was not designed to be attractive to families as there is very limited family services in the area.

**Q:** Can you move the playground?

**R:** Mr. Davis said they would look at that and could potentially move it to the west open space area.

**Q:** Can you move the primary amenity area? That will be a party area.

**R:** Mr. Davis replied that the primary amenity area needs to serve the project residents, thus needs to be centralized and that the pool facility will close at 10pm to minimize its use as a party location.

**Q:** Will the construction traffic use Resort Blvd.?

**R:** Mr. Davis replied that the construction traffic would mostly come from Goldfield Road as we are on the hook for maintenance of Resort Blvd. so will work to minimize use of that road for construction traffic.

Seeing no other questions or comments, Mr. Davis thanked everyone for attending and then adjourned the meeting.

**Meeting adjourned at approximately 10:58 AM.**