

Public Participation Plan for Sundt OSM Fab Facility

West of the southwest corner of
US-60 & Tomahawk Road

Case No.:

Submitted: January 15, 2025

Description of the Project

Sundt Development Construction (“Sundt”) is seeking a Major General Plan Amendment, Rezone, and Site Plan approval on approximately 36.60 acres of vacant land located west of the southwest corner of the US 60 and Tomahawk Road (Property or Site) for development of an onsite manufacturing facility. As a general contractor, Sundt plans to utilize the space to fabricate pipe spools, structural pipe supports and other small industrial needs. Sundt also plans to provide needed onsite craft and administrative training. This facility will provide several job opportunities to the City of Apache Junction. The facility will be an inviting and innovative facility which will encourage other similar business sectors to develop their businesses in Apache Junction.

Ways of Informing the Public

Prior to the first public hearing on the application, notices will be sent to property owners within the public hearing notice area of 300 feet, the nearest school district(s), the head of any homeowners association or registered neighborhood group within the public notice area, and other interested parties who have requested that they be placed on the interested parties’ notification list maintained by the Planning and Zoning staff.

A sign will be placed not less than 15 days prior to the first public hearing date on the Site providing notice of the nature of request, date, time, and place of the scheduled hearing. The size, format, placement, and procedure shall meet the requirements described by the Development Services Department.

The Final Public Participation Report will include information regarding the neighborhood meeting, a copy of the neighborhood meeting notification letter, and a summary of the public’s concerns and our responses.

Ray Law Firm
2325 E Camelback Rd. Ste 400
Phoenix, AZ 85016
Office: 602-536-8983
Email: bray@raylawaz.com

TO: Area Neighbors
FROM: Brennan Ray
DATE: March 6, 2025
RE: West of Northwest Corner Tomahawk Road & Auto Center Drive
Neighborhood Meeting

Dear Area Neighbors:

On behalf of Sundt Construction, Inc. ("Sundt"), you are cordially invited to a neighborhood meeting to discuss a proposed Major General Plan Amendment, Rezone, and Site Plan applications for 36.60± gross acres located west of the northwest corner of Tomahawk Road and Auto Center Drive (the "Site"). An aerial map of the Site is enclosed.

Sundt is seeking to develop the Site with an industrial development to support its construction efforts throughout Arizona and other places. Sundt is requesting a Major Amendment to the General Plan to modify the exiting land use designation from Commercial to Light Industrial/Business Park and Industrial. They also seek to rezone the site from RS-GR (General Rural Low Density Single-Family Detached Residential) to B-5 (Industrial). A Site Plan application was also submitted seeking approval for an approximately 65,740 square foot building located on the northeast corner of the Site that will include state-of-the-art equipment and processes for an onsite manufacturing facility. As a general contractor, Sundt plans to utilize the space to fabricate pipe spools, structural pipe supports, and other small industrial needs. The proposed site plan and building perspective is enclosed.

A neighborhood meeting will be held at the time and place listed below to discuss the proposed development and to answer questions you may have. The neighborhood meeting will be held:

Wednesday, March 19, 2025, at 6:00pm
Apache Junction High School – Library/Multi-Purpose Room
2525 S Ironwood Drive, Apache Junction, AZ 85210

If you have any questions regarding this proposal or are unable to attend the neighborhood meeting, please contact Lisa Gage, lgage@raylawaz.com or me at 602-536-8983, bray@raylawaz.com.

Thank you.

Sincerely,


Brennan Ray

**Sundt OSM Fab Facility – West of the Southwest Corner US 60 & Tomahawk
Neighborhood Meeting Summary Tuesday, March 19, 2025, at 6:00pm
Apache Junction High School – Library/Multi-Purpose Room**

Attendees

Alex Charland – Sundt
Cade Rowley – Sundt
Brennan Ray – Ray Law Firm
Laurie Ray – Ray Law Firm
Henry Chan – Ware Malcomb
Nick Leftwich – City of Apache Junction DS Department
Ryan Kaup – City of Apache Junction Economic Development

Overview/Introduction

One member of the neighborhood attended the meeting. *See Sign-In Sheet Exhibit 1.* Mr. Ray did a brief informal presentation describing the proposed development. Other members of the Sundt team offered additional details describing the intended uses for the proposed facility. Information that was shared included:

- Sundt construction, history, efforts with community, culture of Sundt.
- Purposed uses of the facility – why Apache Junction and this location is a good fit.
- Current zoning for property and proposed changes the zoning to allow the facility.
- High level explanation of what the process will look like going forward.
- More detailed discussion of types of manufacturing activities proposed and how they see this as an opportunity to partner with the community, offer jobs, training, employment, etc. to community members.

End of meeting – 6:30pm

Exhibit 1

**Wednesday, March 19, 2025 at 6:00pm - Neighborhood Meeting, Apache Junction High School – Library/Multi-Purpose
West of Northwest Corner Tomahawk Road & Auto Center Drive (Apache Junction)**

SIGN-IN SHEET (PLEASE PRINT)

[illegible]

AFFIDAVIT OF SIGN POSTING


The undersigned Applicant has complied with Apache Junction's posting requirements for Case # P-25-10-GPA/P-25-11-PZ, located 3950 S Cactus Rd, on 05/23/25.

See attached photo exhibit.

For applicant:

Ray Law Firm

Dynamite Signs, Inc.
Sign Company Name

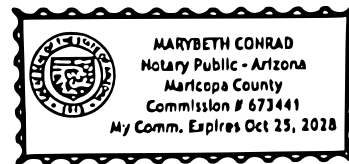

Sign Company Representative

Subscribed and sworn to be on 05/23/25

IN WITNESS WHEREOF, I Hereto set my hand and official seal.


Notary Public

My Commission expires: 10-25-28



City of Apache Junction Public Notice
REZONING PUBLIC HEARING

PLANNING & ZONING COMMISSION

DATE: June 10, 2025 TIME: 7:00 PM

PLACE: 565 N. Idaho Road, Apache Junction, AZ 85119

PLANNING & ZONING COMMISSION

DATE: June 24, 2025 TIME: 7:00 PM

PLACE: 300 E. SUPERSTITION BLVD, APACHE JUNCTION, AZ 85119

CITY COUNCIL:

DATE: July 15, 2025 TIME: 7:00 PM

PLACE: 300 E. SUPERSTITION BLVD, APACHE JUNCTION, AZ 85119

CASE #: P-25-10-GPA/P-25-11-PZ

APPLICANT: Brennan Ray

PHONE #: 602-558-9934

REQUEST: MAJOR GPA FROM COMMERCIAL TO LIGHT INDUSTRIAL/BUSINESS PARK AND REZONE FROM RS-GR TO B-5/PAD OF APPROX. 36.60 GROSS ACRES FOR AN INDUSTRIAL DEVELOPMENT.

CITY CLERK: YVETTE MCKINNEY

FOR INFORMATION CALL

PLANNING OFFICE 480-474-5083 *



Add a Caption

Friday • May 23, 2025 • 6:56 AM

Adjust

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Apple iPhone 14 Pro Max

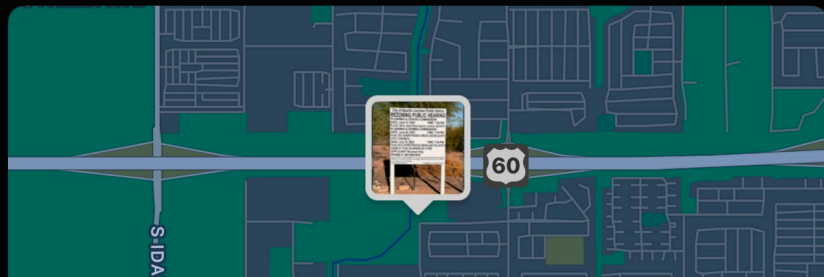
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Main Camera — 24 mm $f1.78$

2 MP • 1177 × 2125 • 3.2 MB

WARM

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Apache Junction >

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