



# City of Apache Junction, Arizona

## Meeting Minutes City Council Meeting

Meeting location:

City Council Chambers  
at City Hall  
300 E. Superstition Blvd  
Apache Junction, AZ  
85119

apachejunctionaz.gov  
Ph: (480) 982-8002

*Doors are open to the public at least 15 minutes prior to the  
posted meeting start time.*

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Tuesday, June 17, 2025

7:00 PM

City Council Chambers

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### A. CALL TO ORDER

Mayor Wilson called the meeting to order at 7:00 p.m.

### B. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Heck gave the invocation and Councilmember Soller led the meeting attendees in the Pledge of Allegiance.

### C. ROLL CALL

**Present:** 7 - Mayor Wilson  
Vice Mayor Schroeder  
Councilmember Nesser  
Councilmember Heck  
Councilmember Johnson  
Councilmember Cross  
Councilmember Soller

#### **Staff in Attendance:**

Bryant Powell, City Manager  
Matt Busby, Assistant City Manager  
Evie McKinney, City Clerk  
Joel Stern, City Attorney  
Kayla Fulmer, Director of Marketing and Communications  
Rob Wisler, Management Analyst  
Eli Richardson, Management Analyst  
Rudy Esquivias, Development Services Director  
Sidney Urias, Development Services Deputy Director  
Kelsey Schattnik, Planner  
Mike Loggins, Water District Director  
Emile Schmid, City Engineer

### D. CONSENT AGENDA

Councilmember Heck moved, seconded by Councilmember Nesser to approve the Consent Agenda.

**Yes:** 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmember Nesser, Councilmember Heck, Councilmember Johnson, Councilmember Cross and Councilmember Soller

**No:** 0

1. [25-251](#) Consideration of acceptance of agenda.
2. [25-275](#) Consideration of approval of minutes of the regular meeting of June 3, 2025.

**E. AWARDS, PRESENTATIONS AND PROCLAMATIONS**

**F. REGIONAL INTERGOVERNMENTAL UPDATES**

3. [25-276](#) Brief summary of intergovernmental updates from mayor and councilmembers.

Mayor Wilson spoke about the memorial service for Apache Junction Police Officer Gabriel Facio. He commented on the incredible community support at the service and also at the fundraiser BBQ that was held in Officer Facio's honor. He encouraged the community to support the police during this difficult time.

Councilmember Soller and Councilmember Cross also commented on the community support for Officer Facio's memorial service.

Mayor Wilson attended the Flag Day celebration on June 14, 2025, at the Veterans Memorial Park Gazebo. VFW Posts 7968 and 9399 Auxiliaries partnered with the City for this event and he stated there was a fair turnout. A donation bucket was set up for Officer Facio's family and \$250.00 was raised.

Mayor Wilson also shared that the Mesa Gateway Airport had a record breaking year for 2024 in the number of passengers that flew in and out. He encouraged the public to try out the airport on their next flight. He stated they held an election for various board positions and he was selected to be treasurer.

A memorial video was played for Officer Facio.

**G. CITY MANAGER'S REPORT**

4. [25-277](#) City Manager's Report

City Manager Bryant Powell expressed his appreciation for all the love and support for the Facio family and the Apache Junction Police Department.

5. [25-278](#) Announcement of Current Events

There were no current events.

**H. PUBLIC HEARINGS**

6. [25-255](#) Consideration of application for a new Series 7 Beer and Wine Bar liquor license for Cat Wagon Tap and Bottle located at 2430 W. Apache Trail #4, Apache Junction, AZ. The next step in the process is for the council to hold a public hearing on the application and make a recommendation of approval or denial to the Arizona Department of Liquor License and Control.

**Councilmember Johnson moved, seconded by Councilmember Nesser that the application for a new Series 7 Beer and Wine Bar Liquor License for Cat Wagon Tap and Bottle, located at 2430 W. Apache Trail, #4, Apache Junction, AZ, be recommended to the Arizona Department of Liquor Licenses and Control for approval.**

**Yes:** 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmember Nesser, Councilmember Heck, Councilmember Johnson, Councilmember Cross and Councilmember Soller

**No:** 0

City Clerk Evie McKinney stated the city received an application for a new Series 7 Beer and Wine Bar liquor license for Cat Wagon Tap and Bottle located at 2430 W. Apache Trail, #4, Apache Junction, AZ, on May 1, 2025, and the Notice of Posting was placed at the establishment on May 20, 2025. The posting requirement has been met with no comments from the public.

Correspondence related to inspections of the premises for safety and code compliant matters have been received from the Apache Junction Police Department, Planning and Zoning Department, Building and Safety Division and the Superstition Fire and Medical District. All four entities find compliance with the inspection requirements and recommend approval.

Councilmembers had no concerns.

Mayor Wilson opened the Public Hearing, receiving no comments from the public, he closed the Public Hearing and asked for a motion.

7. [25-256](#) Consideration of application for a new Series 6 Bar liquor license for Dog Run Saloon located at 320 W Superstition Blvd #111-112, Apache Junction, AZ. The next step in the process is for the council to hold a public hearing on the application and make a recommendation of approval or denial to the Arizona Department of Liquor License and Control.

**Councilmember Johnson moved, seconded by Councilmember Soller that the application for a new Series 6 Bar Liquor License for Dog Run Saloon, located at 320 W. Superstition Blvd, Apache Junction, AZ, be recommended to the Arizona Department of Liquor Licenses and Control for approval.**

**Yes:** 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmember Nesser, Councilmember Heck, Councilmember Johnson, Councilmember Cross and Councilmember Soller

**No:** 0

City Clerk Evie McKinney stated the city received an application for a new Series 6 Bar Liquor License for Dog Run Saloon located at 320 W. Superstition Blvd, #111-112, Apache Junction, AZ, on May 5, 2025, and the Notice of Posting was placed at the establishment on May 20, 2025. The posting requirement has been met with no comments from the public.

Correspondence related to inspections of the premises for safety and code compliant matters have been received from the Apache Junction Police Department, Planning and Zoning Department, Building and Safety Division and the Superstition Fire and Medical District. All four entities find compliance with the inspection requirements and recommend approval.

Councilmembers had no concerns.

Mayor Wilson opened the Public Hearing, receiving no comments from the public, he closed the Public Hearing and asked for a motion.

8. [25-294](#) Presentation, discussion, public hearing and consideration of Conditional Use Permit Case P-24-104-CUP (Resolution No. 25-19), an appeal of a Planning and Zoning Commission decision by Wolff Enterprises III, LLC., represented by Gilbert Blilie PLLC, for the approval of a 336-unit three-story residential rental community, on approximately 18-acres zoned City Center ("B-3").

**Councilmember Soller moved, seconded by Councilmember Johnson that Resolution No. 25-19, a Resolution of the Mayor and City Council of the City of Apache Junction, Arizona be approved with the following modifications:**

**Apartment management will participate in the Apache Junction Crime Free Multi-Housing Program for as long as the program is supported by the Apache Junction Police Department. Apartment management will provide proof of such participation to the Development Services Department on the anniversary of the grand opening each year.**

**Yes:** 7 - Mayor Wilson, Vice Mayor Schroeder, Councilmember Nesser, Councilmember Heck, Councilmember Johnson, Councilmember Cross and Councilmember Soller

**No:** 0

Planner Kelsey Schattnik presented an overview of the background for Conditional Use Permit Case P-24-104-CUP (Resolution No. 25-19).

**Background:**

Per Pinal County and city zoning records, parcel 101- 11-005A has historically been zoned B-3 (City Center), or an equivalent county commercial zoning designation, but has never been developed.

**Proposal:**

P-24-104-CUP is a proposed Conditional Use Permit request to authorize multi-family use within the B-3 zoning district.

The subject area consists of approximately 18-acres, upon which 336-units are proposed, resulting in a density of 18.2 units per acre. The development plan proposes fourteen (14) three-story buildings. The residential units will include (48) 1-Bedroom/1- bath and (288) generously sized 2-Bedroom/2-bath units. Parking will consist of a mix of surface and covered parking stalls.

Access into the community is proposed on N. Apache Trail and Plaza Drive, with the N. Apache Trail entrance being designated the front and primary entrance. On-site amenities consist of a clubhouse, pool, dog park and community open space.

In addition to the CUP request, the applicant is requesting an 8.7% reduction of on-site parking. Per the City of Apache Junction Zoning Ordinance, this project requires a total of 729 parking spaces, however, the applicant is requesting a reduction of 65 stalls.

**Planning and Zoning Commission Recommendation:**

The Planning and Zoning Commission Public Hearing was held on April 8, 2025. The Commission voted 5:2 to deny case P-24-104-CUP.

The commission members who voted against the project expressed concerns about a potential increase in traffic along both Plaza Drive and N. Apache Trail, particularly during local events. They also raised objections to developing the property for residential use instead of commercial, citing the recent removal of the residential rental tax as a contributing factor.

In contrast, the commission members who supported the project emphasized that the proposal aligns with the voter-approved General Plan and Concentrated Downtown Master Plan. They believed it would attract additional year-round residents, thereby strengthening support for both existing and future downtown businesses. Supporters also pointed out that the site's limited frontage and lack of access to a main arterial make commercial development challenging. Additionally, they argued that commercial use would likely generate more traffic than residential ones.

As this case was denied by the Planning and Zoning Commission, and pursuant to the Apache Junction City Code, Volume II, Zoning Ordinance, Article 1-16: Administration, § 1-16-12 (D)(7), the Developer submitted a formal appeal of the Planning and Zoning Commission's decision on April 23, 2025.

**Updates Since Public Hearing:**

In response to concerns raised during and after the April 8, 2025, Public Hearing, the applicant has updated several submittal documents. A summary of these updates is provided below:

**Traffic Impact Study:**

At the Planning and Zoning Commission Public Hearing, concerns were voiced about the timing of the Traffic Impact Analysis (TIA) produced by the applicant. Individuals noted that the TIA

traffic counts were not taken during the winter months, which may impact their data.

After hearing this concern, the applicant commissioned a revised Traffic Impact Analysis (TIA) to compare collected traffic counts in September 2024 with available data from annual City counts collected in February and March, as well as public information available from Arizona Department of Transportation (ADOT) and Maricopa Association of Governments (MAG). Per the applicant's updated narrative, the traffic engineer found a 32% difference between peak and non-peak seasons, so a seasonal adjustment factor of 1.35 was used in the updated traffic study. By the year 2031, the multi-family development is expected to add about 3 seconds of delay per vehicle on the northbound approach at Plaza Drive and Superstition Boulevard during peak hours. At the intersection of Apache Trail and Idaho Road, the added delay is expected to be minimal-only about 0.2 to 0.5 seconds per vehicle during peak hours.

**Site Plan:**

To help reduce potential traffic conflicts between the entrance to the Lost Dutchman RV Resort and the secondary access point for the proposed Wolff Company development, the applicant has shifted their secondary entrance further north along N. Plaza Drive. As a result of this adjustment, an additional pedestrian access point has been added along N. Plaza Drive to improve walkability and provide residents with easier access to and from the site.

**Public Outreach/Final Participation Plan:**

On May 12, 2025, the applicant hosted a Listening Session for the local business community. A total of 15 business owner representatives attended the meeting. Individuals voiced general support for the project and said that the additional, year-round residents would help support their businesses. The Final Participation Report for the project has been updated to reflect the discussions/comments heard at this meeting.

Since the Public Hearing on April 8, 2025, Planning staff and the applicant also received multiple letters and emails both for and against the proposal.

**Parking Reduction:**

As part of their submittal, the Wolff Company is requesting a parking reduction of 8.7%. The Apache Junction Zoning Ordinance permits the Zoning Administrator to allow a reduction of required parking stalls by up to 10% if a project meets the following requirements:

1. Technical evidence that the proposed use(s) generates a parking demand that is at least 10% less than the required parking standard.

The Wolff Company submitted a Parking Study conducted by EPS Group, which determined that the project would only require a maximum of 512 parking spaces (including guest spaces) during peak demand. This is considerably lower than the 684 parking spaces proposed by the applicant. In total, the applicant is providing a parking ratio of approximately 2 parking stalls per unit.

2. Determination by the Zoning Administrator that a portion of the required parking can be accommodated with existing public parking that is available within 100 feet of the property.

As part of the off-site improvements, the applicant is providing 45 public parking stalls immediately adjacent to the project along Plaza Drive.

Parking reduction requests are not submitted frequently and are evaluated on a case-by-case basis. In this instance, the applicant is providing the required amount of parking for each residential unit and is primarily requesting a reduction in the number of guest parking spaces required.

As part of the review, staff assessed comparable parking requirements in surrounding cities and found that the current guest parking requirement is higher than those in neighboring jurisdictions.

Staff also considered the availability of nearby on-street and shared parking that could reasonably accommodate overflow. As stated above, the applicant is providing a total of 45 off-site parking stalls. In addition to the parking stalls provided by the applicant, N. Plaza Drive currently has 45 existing parking stalls and N. Apache Trail currently has 54 parking stalls. These parking stalls are limited to 3-hour parking from 6am - 10pm and would not account for overnight parking.

For these reasons, as well as the information provided in the Parking Study, Planning Staff is supportive of the requested reduction. As the parking reduction can be approved administratively, it will be granted if the project is approved by City Council.

**Staff Recommendation:**

After reviewing the project proposal and CUP Findings of Fact, Planning Staff support proposed Conditional Use Permit Case No. P-24-104-CUP.

Planning Staff supports the project due to its alignment with the voter approved General Plan and the Concentrated Downtown Master Plan, which promotes residential development to strengthen the city's core and support sustainable economic growth. Additionally, the site's limited access and lack of visibility from a main arterial make it less suitable for commercial development, reinforcing the appropriateness of the proposed residential use.

Furthermore, the property is currently zoned City Center ("B3"), which, according to the zoning ordinance, is generally intended for commercial, recreational, and/or multi-family residential uses within the Core Downtown Area. The proposed multi-family development aligns with this intent and is expected to house additional year-round residents, providing support to existing commercial businesses and helping to attract future development, particularly within the nearby city-owned parcel envisioned as the core of a vibrant and walkable downtown.

The Wolff Company representative Paul Gilbert presented the background of the company and introduced staff in attendance. He stated the company owns and manages over 10,000 multi-family units throughout the valley and have 4,000 more in various stages of development. He explained the project they are proposing is for market rate non age restricted multifamily units and listed the benefits of the project for the City. He emphasized that a successful downtown needs close proximity residents and showed nearby cities downtown areas with multi-family units. He also went over all items that are needed for the Conditional Use Permit per the Ordinance and stated the proposed project has met all criteria.

Councilmember concerns included HOA fees, onsite management hours, and the crime free lease addendum.

Mr. Gilbert responded to all concerns.

Mayor Wilson commented on the correspondence he has received from the Lost Dutchman RV Resort residents about their water pressure and power.

Mayor Wilson called for a break at 8:21 p.m.

Mayor Wilson reconvened the meeting at 8:25 p.m.

Mayor Wilson stated for the Public Hearing, if a group is speaking on the same subject then to please have one representative come up. He also stated the RV park has a second entrance/exit on the north side that could be used if opened up.

Mayor Wilson opened the Public Hearing.

Scrivener's Note: Public Hearing speakers are not required to complete a Request to Speak Form. Therefore, the following spelling of names may be incorrect.

**In Support:**

Andre Meek, Maggie Berizzi, Tim Sheahan, Linda Huss, Kayla Lemieux, Gail Evans, Colleen Campost, Angela (last name not stated), Jennifer Brindle, Rick Slayton, Alyssa Crysillic, Todd Jarman, Claire Lansing, Dawn Cantrell (COO of Horizon Health and Wellness), Stephen Harshman, Mary Ann Przybylski (CEO of Chamber of Commerce), Jan Snyder, Emma Reyes (Republic Services), Reese Anderson (on behalf of Carl Huish), Dennis Plzak (Handlebar), and Wayne Ness (Trustee of property).

Local business owners were in support of more year-round residents to grow the economy and support their establishments. Other residents were in support of more housing for younger adults and families, opportunities for more businesses to come to the city and having a walkable downtown area.



**In Opposition:**

Donna Carr, Lost Dutchman RV Resort residents: Bruce Evans, Mary Seaver, Marlys Flavin, Kathy Waz, Gordon Londolm, Jackie Vargo, Russ Fargo, and Lost Dutchman RV Resort employees: Brenda Adams (manager) and Bob Stiker (Activity Director).

Lost Dutchman RV Resort residents and employees were in opposition of this project due to their views of the mountains being blocked, extra noise, not enough parking, and more traffic. Other residents were in opposition due to traffic concerns, possible transient community, and losing the small town charm.

Councilmember Johnson thanked the community for coming to the meeting and being involved with this project.

Councilmember Cross echoed the same sentiment as Councilmember Johnson. He explained the reasons why the Planning and Zoning Commission denied this project and believes that the traffic issue has been addressed. He does not believe that the views have been respected for the neighboring areas and asked if the orientation of two of the buildings could be changed from North-South to East-West. He also suggested adding more features to the buildings to bring in more western flair.

Councilmember Heck stated he has considered this project from both sides but he believes diversity in the age range for the community needs to happen. He learned recently that the enrollment at city schools is low and if it keeps going that direction then they may need to close more schools. He would like younger families to be in the community to help grow the schools.

Vice Mayor Schroeder stated he wants to support the local businesses and they need more people in the community year-round in order to do so. He wants to help put money back into the businesses and make the city a walkable enjoyable experience for all.

Councilmember Nesser thanked everyone for coming to the meeting and explained how thoroughly she has considered this project. She is in support of growing the City.

Councilmember Soller also stated how thoroughly he researched and weighed the options of the project. He does not believe that this property is a good space for commercial. He supports growing the businesses in the community but stated he is not 100% happy with how the plan is laid out.

Vice Mayor Schroeder stated that he would like to add to the conditions of the CUP that the Apartment management will participate in the Apache Junction Crime Free Multi-Housing Program for as long as the program is supported by the Apache Junction Police Department. Apartment management will provide proof of such participation to the Development Services Department on the anniversary of the grand opening each year.

Councilmember Soller elaborated on what the program is.

Mayor Wilson asked City Attorney Joel Stern if he could ask the applicant about the parking issue.

Mr. Stern stated he could do that but he would need to open up another Public Hearing on this topic only.

Mayor Wilson then asked if he could ask Planner Kelsey Schattnik about the parking issue and Mr. Stern stated he could.

Planner Kelsey Schattnik explained how the off property parking will look on Plaza Drive.

Councilmember Soller stated he wants to make sure the Police Department will patrol the area of Superstition Boulevard and Plaza Drive for the additional traffic.

Councilmember Cross made a motion that Resolution No. 25-19, a Resolution of the Mayor and City Council of the City of Apache Junction, Arizona be approved with the following modifications: the two western-most buildings be moved from a North-South orientation to an East-West orientation to create more of a view for the Lost Dutchman RV Resort residents.

Councilmember Nesser questioned if the Council should be voting on something that they do not know if the developer can even do.

Mr. Stern stated to keep the meeting flowing, Councilmember Cross would need to withdraw his motion and then the developer could respond to this change. They would have to open it up to the public at that time.

Councilmember Soller moved that Resolution No. 25-19, a Resolution of the Mayor and City Council of the City of Apache Junction, Arizona be approved with the following modifications: Apartment management will participate in the Apache Junction Crime Free Multi-Housing Program for as long as the program is supported by the Apache Junction Police Department. Apartment management will provide proof of such participation to the Development Services Department on the anniversary of the grand opening each year.

Councilmember Johnson seconded.

Councilmember Nesser stated she wanted to add another amendment. Mr. Stern advised that Councilmember Johnson would need to withdraw her second or they would have to vote on each separately.

Councilmember Johnson withdrew her second.

Councilmember Nesser asked to add the following modifications, if the developer can do it : the two western-most buildings be moved from a North-South orientation to an East-West orientation to create more of a view for the Lost Dutchman RV Resort residents.

Councilmember Cross seconded.

Applicant for the Wolff Company Mr. Gilbert asked for a Point of Order.

Mayor Wilson allowed the Point of Order.

Mr. Gilbert stated the developer is unable to make the changes to the orientation of the buildings due to problems with drainage and parking.

Councilmember Cross withdrew his second.

Councilmember Nesser withdrew her motion to add the modification.

Councilmember Johnson seconded Councilmember Soller's motion.

Councilmember Cross explained his vote in support of local businesses but asked that the applicant create some kind of view corridor.

Councilmember Soller explained his vote in support of local businesses and needed permanent residents.

Councilmember Heck explained his vote in support of more year round residents and younger families.

Councilmember Johnson explained her vote in support of needing more housing for younger adults and investing in the future of the City and the youth.

Vice Mayor Schroeder stated his vote with no further comments.

Councilmember Nesser stated her vote with no further comments.

Mayor Wilson explained his vote in support of having more housing for younger families.

Mayor Wilson called for a recess at 10:18p.m.

Mayor Wilson reconvened the meeting at 10:18 p.m.

**I. OLD BUSINESS**

**J. NEW BUSINESS**

**K. COUNCIL DIRECTION TO STAFF**

**L. SELECTION OF MEETING DATES, TIMES, LOCATIONS, AND PURPOSES**

**M. CALL TO PUBLIC**

There were no Call to Public speakers.

**N. ADJOURNMENT**

Mayor Wilson adjourned the meeting at 10:18 p.m.

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA.

SIGNED AND ATTESTED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
WALTER "CHIP" WILSON  
Mayor

ATTEST:

\_\_\_\_\_  
EVIE MCKINNEY  
City Clerk