

Blount Construction

Public Participation Report

Prepared by EPS Group, Inc.
1130 N Alma School Rd., Unit 120
Mesa, Arizona 85201

March 2, 2023

Description of the Project & Possible Impacts

EPS Group, Inc., on behalf of WW Clyde/Blount Contracting, has submitted a request for the approval of a zone change of approximately 15-gross acres from B-1 to Business Park by Planned Development (B-4/PD). This site, which is located just east of the southeast corner of 12th Avenue and Tomahawk Road within the city of Apache Junction, Arizona, is identified as Maricopa County Assessor Parcel Numbers (APNs): 103-19-021A, 103-19-023A, 103-19-0300, 103-19-0550, and 103-19-029D.

The developer is seeking a zone change request to allow for the development of a new 21,000 square-foot (sq. ft.) office and maintenance facility, which is conveniently located adjacent to the existing Blount Contracting office on Vista Road and 12th Avenue. The existing building will remain in-place while a larger office building is proposed adjacent to it, complete with sidewalks, landscaping, and a patio. A large, gated yard will be developed with retention areas and parking for personnel and for the aforementioned equipment and other construction vehicles. As this is a construction operation, the outdoor yard will also be a location for warehousing and accounting for critical construction materials such as pipe materials, and other construction materials. Additionally, the site will feature a fueling station for the refueling of equipment and other construction vehicles.

The facility will be constructed of masonry block and will be used to maintain the vehicle fleet, vehicle service bays, wash bays, and welding bays. Signage will be building-mounted as well as monument-mounted, if allowed, and will require a 1200-amp 480v service. Additionally, the facility will have building-mounted and pole-mounted lighting for the parking and yard areas. The site layout is depicted on the Site Plan, which has been submitted along with this request.

Public Participation Plan

Neighborhood Meeting

The applicant will hold one (1) neighborhood meeting at least 15 calendar days prior to their scheduled Planning Commission Public Hearing. At least 10 calendar days prior to the neighborhood meeting, the applicant shall provide notification by first-class mail to all property owners of record within 500-feet of the property. The applicant's and City Planner's contact information will also be provided within the letter so that members of the public are able to reach out with questions and comments prior to or after the meeting. We will provide the City with copies of our correspondence, letters, and information shared with surrounding property owners. In addition, meeting minutes, maps and lists of property owners notified will be included in our final Public Participation Report.

Public Hearings

When the project has received Staff Approval and has been placed on the next Planning Commission schedule, the applicant will erect a sign on the property not less than 15 days prior to the first public hearing date. The sign will provide the public with notice of the nature of request, date, time, and place of the scheduled hearing.

A newspaper publication will also be posted stating the time, date, and place of the hearing, including a general description of the matter to be considered and a general description of the area affected. The publication notice shall be posted at least 15 calendar days before the hearing and shall be published as required by A.R.S. § 9-462.04. The failure of any person or entity to receive notice shall not constitute grounds for the city or any court to invalidate the actions of the Commission or Council per code section 1-16-6E.

Public Participation Report:

Meeting Dates & Locations

A neighborhood meeting was held on February 1, 2023, at the Multi-Generational Center from 5:45 to 7:00 PM. The Meeting Minutes are included in this report.

Notification Materials

Neighborhood Meeting Notification letters (55 total) were sent to all property owners within 500' of the property. The letters were mailed on January 20, 2023, more than 10 calendar days prior to the meeting date. In addition to the letter, recipients also received a copy of the Project Narrative and current Site Plan. A copy of the notification map, list, and letter are included in this report.

Participation Outcome

As a result of the outreach efforts and neighborhood meeting, six members of the public attended the meeting along with five members of the development team and one city staff member. No other correspondence was received.

Summary of concerns, issues, and problems expressed during the process.

During the Neighborhood Meeting, neighbors expressed concerns regarding street access, lighting, and noise pollution. The development team was able to address each concern as follows:

- I. Potential impacts to Wickiup Road – The developer will keep the existing access.
- II. Site security – The developer believes that development of this site will make the site more secure, complete with lighting and security systems.
- III. 24-Hour business operations – The developer explained that the facility may operate outside of typical business hours, either earlier or later for emergency projects, and is not planned to run 24/7.
- IV. Noise pollution – The developer intends to build an 8' wall to help mitigate any operational sounds.
- V. Light pollution and compliance with the Dark Sky ordinance – The developer intends to follow city regulations and code.
- VI. Placement of fuel tanks – The developer explained that the tanks will be approximately 120' away from the property line and will be installed in compliance with city codes and guidelines.

January 20, 2023

Notice of Neighborhood Meeting

Subject: Blount Construction Zone Change & Site Plan

Dear Neighbor,

This letter is to inform you that EPS Group, Inc., on behalf of WW Clyde/Blount Contracting (Owner), has applied for a Zone Change and Site Plan approval with the City of Apache Junction. The property is generally located at the southeast corner of 12th Avenue and Vista Road.

The Owner is seeking to develop this site with a central office location, fueling station, and outdoor yard for storage and maintenance of construction equipment and materials. A site plan is provided with this letter for your review.

An in-person neighborhood meeting will be held to discuss any questions or comments you may have regarding the proposed development. This meeting will be held at the below listed date, time, and location:

THE NEIGHBORHOOD MEETING WILL TAKE PLACE:

Date: Wednesday, February 1, 2023

Time: 6:00 P.M.

Location: Apache Junction Multi-Generational Center
1035 N Idaho Road
Apache Junction, AZ 85119

Comments and questions will be accepted at this time. If you are unable to attend, please write, email, or call us at the contact information below. You may also contact *Kelsey Schattnik* with the City of Apache Junction at (480) 474-5085 or kschattnik@apachejunctionaz.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Natalie Maikoski'.

Natalie Maikoski

EPS Group, Inc.

(480) 503-2250

Natalie.maikoski@epsgroupinc.com

Encl. : Site Plan & Project Narrative

January 20, 2023

Blount Construction

Project Narrative

Zone Change and Site Plan

Project Request

The WW Clyde/Blount Contracting property is seeking to develop a central location for officing personnel and the storage and maintenance of construction equipment and materials. In order to accommodate the proposed use for this site, we request that the site be rezoned to Business Park by Planned Development (B-4/PD).

Business Operations

Anywhere from 35-50 employees will work at the premises full-time, while several other employees will be transient as their particular duties require their presence in sundry places. Various types of construction equipment including, but not limited to, tractor trailers, dump trucks, and excavating equipment will be stored on-site and their regular maintenance will occur on-site as well. The shop that provides this maintenance will be equipped with lubes, oils, filters, spare parts, etc. and welding and painting operations as necessary for such maintenance.

We anticipate varying working hours of operation that will occasionally extend outside the limits of what is considered “normal business hours” to accommodate projects with critical construction schedules. Our “normal business hours” will be from 6AM to 7PM. There will be times when operations could be 24 hours a day and seven days a week.

Proposed Development

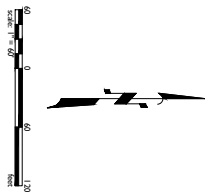
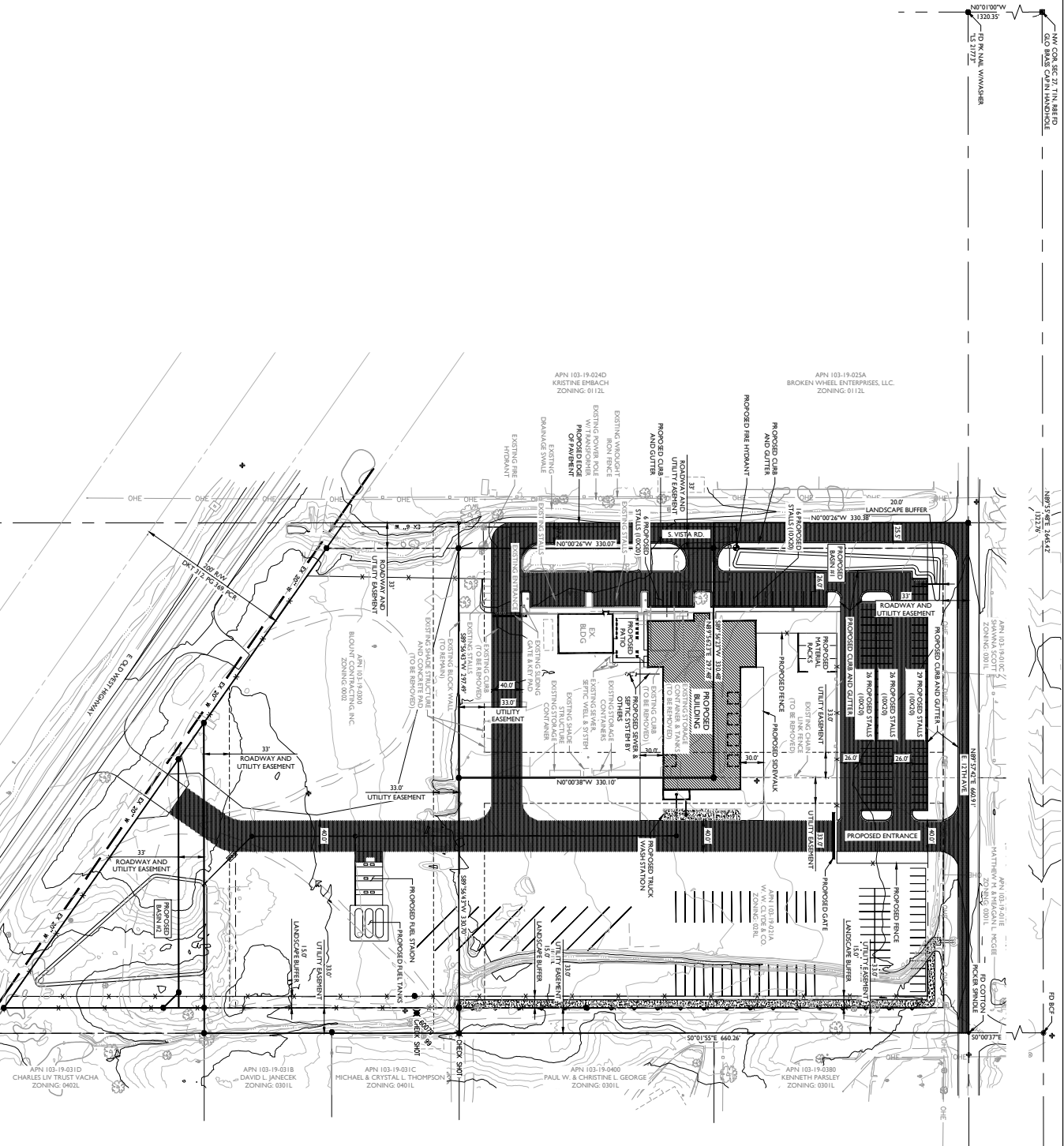
An existing building will remain in-place while a larger office building is proposed adjacent to it, complete with sidewalks, landscaping, and a patio. A large, gated yard will be developed with retention areas and parking for personnel and for the aforementioned equipment and other construction vehicles. As this is a construction operation, the outdoor yard will also be a location for warehousing and accounting for critical construction materials such as pipe materials, and other construction materials. Additionally, the site will feature a fueling station for the refueling of equipment and other construction vehicles. The site layout is depicted on the Site Plan, which has been submitted along with this request.

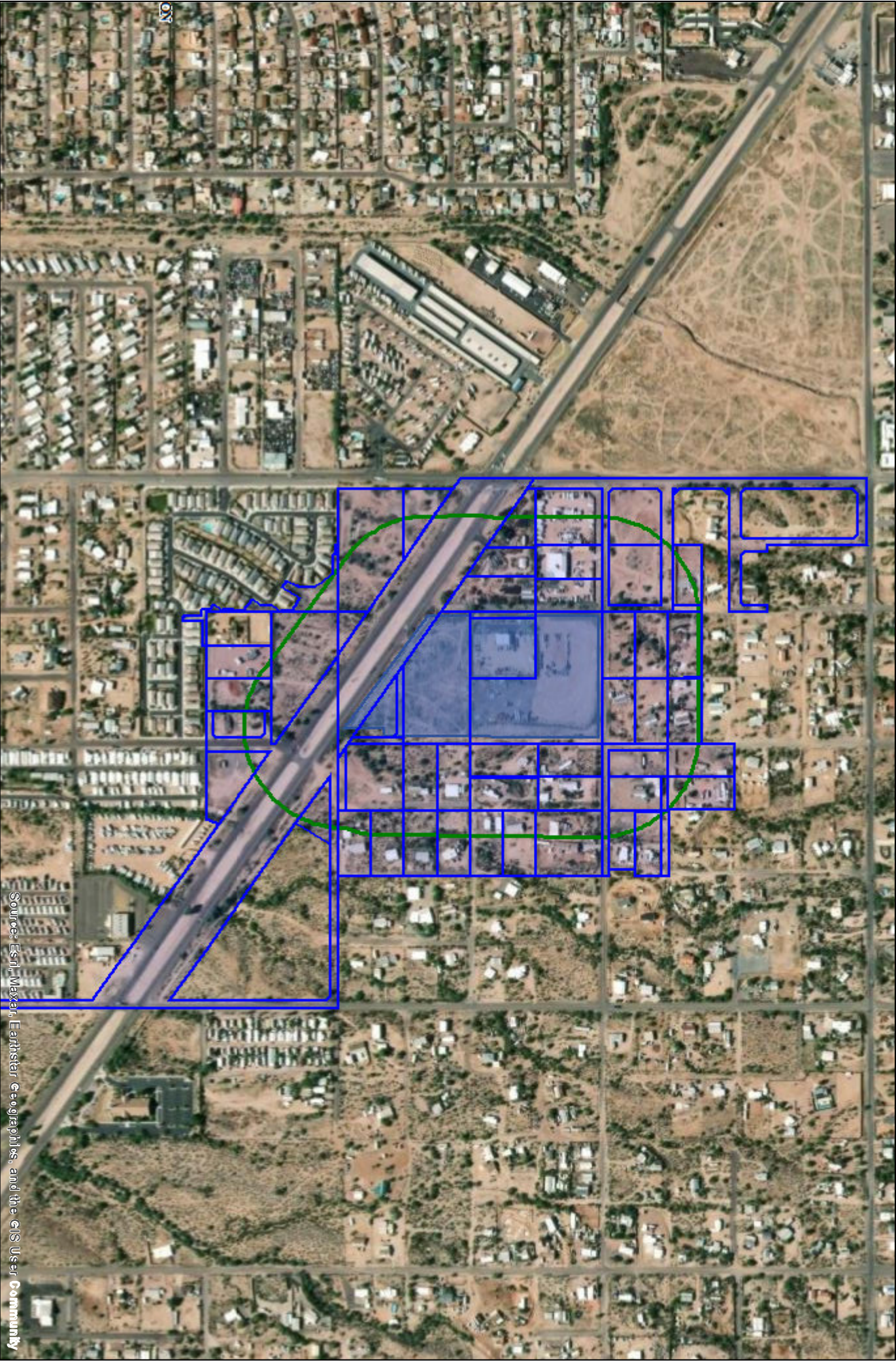
Conclusion

The approval of this rezone request and Site Plan is the next step in order to put this site to contributing use. We respectfully request your review and approval of the submitted documents for the attached application and look forward to working with the City to gain all necessary approvals to build a successful project.

22-0268 - WW Clyde & Company DBA Blount Construction

Jan 19, 2023 11:30am Q:\Projects\2022\22-0268 Blount Construction\Civil\Preliminary\Site Plan\22-0268 - SP01 - Site Plan.dwg





Source: Esri, Maxar, Earthstar, GeoGraphics, and the GIS User Community

Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

,	VANSTONE ALEXANDER 1420 S BOWMAN RD APACHE JUNCTION, AZ 85119	BROKEN WHEEL ENTERPRISE... PO BOX 2581 APACHE JUNCTION, AZ 85117
,	BLAKE DUANE D & PHYLLIS J T... 2152 E 14TH AVE APACHE JUNCTION, AZ 85119	W W CLYDE & CO 730 N 1500 W OREM, UT 84057
, COMPTON DANIEL R MAIL RETURN ,	EMBACH KRISTINE 3190 E 7TH AVE APACHE JUNCTION, AZ 85119	PARSLEY KENNETH 1255 S WICKIUP RD APACHE JUNCTION, AZ 85119
FAULK DAVID G DBA PACIFIC A... 8240 SANDLEWOOD PL STE 10... ANCHORAGE, AK 99507	EMBACH KRISTINE 3190 E 7TH AVE APACHE JUNCTION, AZ 85119	TORRES BONIFACIO BARRAZA PO BOX 1399 APACHE JUNCTION, AZ 85117
OLD WEST HIGHWAY LLC 8532 E SAN DANIEL DR SCOTTSDALE, AZ 85258	BLOUNT RENTAL EQUIPMENT L... 1353 S VISTA RD APACHE JUNCTION, AZ 85119	SCOTT SHAWNA 1950 E 12TH AVE APACHE JUNCTION, AZ 85119
WEBB GERALD WILLIAM 1584 S BOWMAN RD APACHE JUNCTION, AZ 85119	CHAMBERLAIN SONYA M 1341 S CHAPARRAL RD APACHE JUNCTION, AZ 85119	MC GEE MATTHEW M & MEAGA... 1168 S WICKIUP RD APACHE JUNCTION, AZ 85119
HARRIS LUCY M 1510 S BOWMAN RD APACHE JUNCTION, AZ 85119	GEORGE PAUL W & CHRISTINE... 2038 E 14TH AVE APACHE JUNCTION, AZ 85119	KALAMARAS CHRISTINE 8102 E 2ND AVE MESA, AZ 85208
CONRAD BRANDEN 1470 S BOWMAN RD APACHE JUNCTION, AZ 85119	BOGGS CHRISTINA 2080 E 14TH AVE APACHE JUNCTION, AZ 85119	TRINE CARL A & KATHLEEN M 2082 E 12TH AVE APACHE JUNCTION, AZ 85119
BERNETT GREG TRS 27709 N 158TH WAY SCOTTSDALE, AZ 85262	BROKEN WHEEL ENTERPRISE... PO BOX 2581 APACHE JUNCTION, AZ 85117	TAYLOR JORDAN S & JENNIFER... 508 N LA BARGE RD APACHE JUNCTION, AZ 85119
THOMPSON MICHAEL & CRYST... 1440 S CHAPARRAL RD APACHE JUNCTION, AZ 85119	BROKEN WHEEL ENTERPRISE... PO BOX 2581 APACHE JUNCTION, AZ 85117	BOLD ALLIANCE LLC 1020 N BOYD RD APACHE JUNCTION, AZ 85119

BIGELOW LYNN & LYND
1130 S WICKIUP RD
APACHE JUNCTION, AZ 85119

ZIMMERMAN BILLY & EVELIA GI...
2575 N VAL VISTA RD
APACHE JUNCTION, AZ 85119

BLOUNT CONTRACTING INC
1353 S VISTA RD
APACHE JUNCTION, AZ 85119

HUNZIKER LEILANI C
2024 E 12TH AVE
APACHE JUNCTION, AZ 85119

STANDAGE VENTURES INC ETA...
409 S EL DORADO
MESA, AZ 85202

CITY OF APACHE JUNCTION
575 E BASELINE AVE
APACHE JUNCTION, AZ 85119

TRINE CARL A & KATHLEEN M
2082 E 12TH AVE
APACHE JUNCTION, AZ 85119

SCHMEIZER DOUGLAS L
103 N 7TH ST
FARMINGTON, IA 52626

BLOUNT CONTRACTING INC
1353 S VISTA RD
APACHE JUNCTION, AZ 85119

WILLIAMS TOM R
1070 S WICKIUP RD
APACHE JUNCTION, AZ 85119

,

VACHA CHARLES LIV TRUST
5560 N IDAHO RD
APACHE JUNCTION, AZ 85119

LARSON ANGELA
MAIL RETURN
,

RENNER DAVID FAM TRUST
845 E SADDLE BUTTE ST
APACHE JUNCTION, AZ 85119

JANECEK DAVID L
MAIL RETURN
,

SCHMEIZERA DOUGLAS
103 N 7TH ST
FARMINGTON, IA 52626

EMBACH KRISTINE
3190 E 7TH AVE
APACHE JUNCTION, AZ 85119

BLOUNT CONTRACTING INC
1353 S VISTA RD
APACHE JUNCTION, AZ 85119

PETERSON FORREST L TRUST
PO BOX 320
CLARKS GROVE, MN 56016

THE CITY OF APACHE JUNCTIO...
300 E SUPERSTITION BLVD
APACHE JUNCTION, AZ 85119

,

SMITH ANTHONY G
1920 E 18TH AVE
APACHE JUNCTION, AZ 85119

HOWARD DARYL & HEATHER
1069 S VISTA RD
APACHE JUNCTION, AZ 85119

BEAN KOREN
2143 E 12TH AVE
APACHE JUNCTION, AZ 85119

BEL AGAVE HOMEOWNERS AS...
4135 S POWER RD STE 122
MESA, AZ 85212

,

SCHMEIZER DOUGLAS L
103 N 7TH ST
FARMINGTON, IA 52626

OLD WEST PROPERTY LLC
772 N SWAN DR
GILBERT, AZ 85234

MARTIN ALBERTA A
1070 S VISTA RD
APACHE JUNCTION, AZ 85119

TRINE CARL A & KATHLEEN M
2082 E 12TH AVE
APACHE JUNCTION, AZ 85119

Exhibit D: Information for Mailing Labels Continued

I/We, EPS Group, Inc.,

hereby certify that this is a complete list of property owners within 500 feet of the property proposed for rezoning or other permit approval as obtained from the Pinal County Assessor's Office on: (date obtained) 1/12/2023.

I/We further certify that this list is not older than thirty (30) days at the time of filing of said application.

PLEASE PRINT

Property Owner Name

Signature

Street Address

City, State, Zip

Telephone

Property Owner Name

Signature

Street Address

City, State, Zip

Telephone

Natalie Maikoski



Agent Name

Signature

1130 N Alma School Rd, Ste 120

Street Address

Mesa, AZ 85201

(480) 503-2250

City, State, Zip

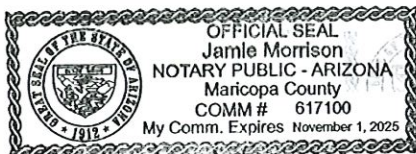
Telephone

STATE OF ARIZONA)

) SS

COUNTY OF PINAL)

The foregoing instrument was acknowledged before me this 13 day of January, 2023.



Notary Public

My Commission Expires: 11/1/2025



Meeting Minutes

Project Name: Blount Construction Yard
Project No.: 22-0268

Date: February 1, 2023

Meeting Location: Apache Junction Multi-Generational Center

Meeting Date: February 1, 2023

Meeting Time: 5:45 PM – 7:00 PM

Development Team Attendees:

Scott Folsom	Clyde Companies	sfolsom@clydeinc.com
David Dean	Blount Construction	daviddean@bloutco.com.com
Tyler Jones	Blount Construction	tylerjones@bloutco.com.com
Joey Gimbut	EPS Group, Inc	joey.gimbut@epsgroupinc.com
Peter Margoliner	EPS Group, Inc	peter.margoliner@epsgroupinc.com
Kelsey Schattnik	Apache junction	kschattnik@apachejunction.gov

Public Attendees:

See attached attendance list.

Meeting Summary:

A neighborhood meeting was held at the above listed date, time and place to discuss a proposed Rezoning request for an industrial development, located on the southeast corner of 12th Avenue and Vista Road, within the City of Apache Junction. Joey Gimbut with EPS Group hosted the meeting and gave a presentation explaining the proposed work. Following the presentation, a Question & Answer Session was in held in which members of the public were able to ask questions and give comments, to which the Development Team responded to. The public's comments and concerns are described below:

- Residents to the East had concerns regarding the impacts to Wickiup Rd.
 - The development team assured them that access to Wickiup Rd. would not be lost.
- Many of the Immediate neighbors had major concerns regarding the existing and future noise levels that could be produced from the property. This being amplified by the fact that many of the surrounding properties sit higher than the subject property.
 - The development team explained that an 8-foot wall would be erected in order to mitigate any sounds coming from the site.
 - The development team is also willing to work with the city in order to erect this wall before construction starts in order to mitigate construction noise during development.
- The neighbors brought concerns regarding theft and other illegal activity on the site.

Meeting Minutes

Project Name: Blount Construction Yard

Date: February 1, 2023

Project No.: 22-0268

- The developers hope that with a more developed site that will include security lighting and systems that this activity will stop.
- The neighbors wanted to make sure that "dark sky" ordinance would be followed.
 - The development team assured the neighbors that all lights on the site would adhere to the City of Apache Junction's zoning code.
- Neighbors were concerned with the facility's need to operate 24/7 and site noise as their biggest concern.
 - The development team explained that it is their intent to never run the facility 24/7 and that the only reason this is being proposed is in case of emergency projects that might need to run later or earlier than usual.
- Neighbors suggested that a taller fence could help with noise levels.
- The developer stated that general levels of noise shouldn't go any higher than what is currently being experienced.
- Some neighbors were concerned with the height of some of the proposed lighting.
 - The developer showed the residents a proposed photometric plan showing light spillage in compliance with The City of Apache Junction's Zoning code.
- Some neighbors wanted to know why a PD Zoning was being proposed.
 - The developers along with city staff explained that this is the most suitable zoning designation for this use.
- Neighbors to the East of the site raised some concerns regarding the placement of the fuel tanks.
 - The developers showed on the site plan that the fuel tanks are about 120 feet away from the property line and that they will be installed with compliance to all applicable codes.
- David Renner commended the owners for cleaning up the site.

Conclusion:

The meeting was adjourned at 7:00 PM when no other questions or comments were requested and all attendees had left.

A copy of the Attendee List is attached.

The above is the author's recollection of items discussed and the decisions reached. If there are any corrections or additions to be made, please contact the author. These meeting notes shall become part of the project file.



Sign-In Sheet

Neighborhood Meeting

Please provide all information so that we can provide you with future updates and notifications of meetings and/or hearing.

Name	Christina Boggs	Phone	
Address	2080 E. 14th Ave		
Email	naturegirl3011@gmail.com	Affiliation	
Name	Paul George	Phone	
Address	2038 E. 14th Ave		
Email	Paulmtndew@gmail	Affiliation	
Name	Christine George	Phone	
Address	2038 E. 14th Ave		
Email	Paulmtndew@gmail	Affiliation	
Name	Shawna Scott	Phone	
Address	1950 E 12th Ave		
Email	Shawna.M.Scott@me.com	Affiliation	
Name	Marte Renner	Phone	
Address	845 E. Saddle Butte		
Email	mdrenner65@icloud.com	Affiliation	
Name	Scott Folsom	Phone	
Address	2525 E DEER CREEK WAY, SPRINGVILLE UT		
Email	SFOLSOM@CLYDEINC.COM	Affiliation	CLYDE COMPANIES
Name	Bruce Wiskirchen	Phone	
Address	1417 E 16th Ave		
Email	brucewecox.net	Affiliation	
Name	DAVID DEAN	Phone	602-885-4655
Address			
Email	ddean@blountco.com	Affiliation	WW CLYDE / BLOUNT
Name	TYLER JONES	Phone	480-290-2527
Address			
Email	TYLERJONES@BLOUNTCO.COM	Affiliation	WW CLYDE / BLOUNT