

Storbakken & Sons

Public Participation Plan

Related to a Request for a rezoning from B-1 to B-5,
to develop a construction-related business on approximately
1.61 net acres located on the south-side of Old West Highway,
east of Royal Palm Road and west of Tomahawk Road
(991 East Old West Highway)



Date Prepared: October 31, 2023

I. Introduction, Purpose of Request & Possible Impacts

This Public Participation Plan is being submitted to the City of Apache Junction in conjunction with a request for a rezoning from B-1 (General Commercial) to B-5 (Industrial) to allow for the continued use as a construction business (contractor's office, shop and indoor/outdoor storage) on approximately 1.61 net acres (70,131-feet) located on the south-side of Old West Highway, east of Royal Palm Road and west of Tomahawk Road (the "Property").

The Property has an address of 991 East Old West Highway, and a Pinal County Assessor's Parcel Number ("APN") of 102-03-136A.

Storbakken & Sons Construction, Inc. was established in 2009 in North Dakota and has their roots as a family-owned and family-oriented small business in the construction and earthwork trades. Seeing a need for their services in the east valley area of the Phoenix Metropolitan Area, Storbakken purchased this property in 2021, believing that it had the correct zoning and other entitlements to utilize the Property as a contractor's office, shop and indoor/outdoor storage.

Since beginning operations at the current location, we are unaware of any issues or impacts to our neighbors or to the City of Apache Junction in general. However, we will work to address any impacts as provided to us by City of Apache Junction staff and/or our neighbors.

II. Stakeholders and Parties Affected by Application:

Those stakeholders and parties most likely to be affected by the rezoning request include the following:

- Property owners within 300' of the subject site.
- The head of any homeowners' association or registered neighborhood group within the public notice area.
- Other interested parties who have requested that they be placed on the interested parties' notification list maintained by the Planning and Zoning staff.

As of the date of this Public Participation Plan, no neighborhood, property associations/groups or HOA's within 300-feet / the vicinity of the subject site (and/or having an interest in the area of the subject site) have yet been identified by City of Apache Junction staff, but will be included if provided.

III. Notification:

Prior to the first public hearing, the applicant shall implement this Public Participation Plan (as may be modified by City of Apache Junction staff). Implementation measures are to include the following;

- Notice regarding the proposal will be sent to the following by first class mail:
 - All property owners within 300' of the subject site
 - Any groups (such as HOA's or interested parties as identified by City of Apache Junction staff)

This notification will include information regarding the description and details of the proposed rezoning, copy of the site plan and the name and contact information of the applicant.

This notification will also invite them to a neighborhood meeting as described below.

A copy of the notice and the mailing list will be provided to City of Apache Junction staff as part of the Public Participation Final Report noted below.

- Conduct a Neighborhood Meeting as noted above at a location that is convenient to the neighbors
- Post the property in accordance with City of Apache Junction requirements at least 15 days prior to the first public hearing on the rezoning request

IV. Public Participation Final Report:

Prior to the notice of public hearing, the applicant will provide a Public Participation Final Report that will contain the following:

- Dates and locations of all meeting where the public was invited to discuss the proposal.
- Content, dates mailed, and number of mailings, including examples of letters, meeting notices, newsletters, and other publications.
- The location of residents, property owners, and interested parties receiving notices, newsletters, or other publications.
- The number of people that participated in the process.
- A summary of concerns, issues, and problems expressed during the process including the substance of the concerns, issues, and problems and how the concerns were addressed or resolved.

- Photographs of the site posting and a map indicating the location of the site posting.

V. Status Procedure:

The applicant recognizes that it is to our benefit to keep City of Apache Junction staff apprised of the notification efforts that occur and any responses received by any interested party. Therefore, the applicant, in addition to the Public Participation Final Report noted above, will keep staff apprised of meetings and discussions through periodic correspondence, including letters and/or e-mails, as well as phone calls. Additional notices of status changes will occur as necessary and/or requested by City of Apache Junction staff.

June 13, 2024

RE: Storbakken & Sons construction business; Proposed rezoning and Minor General Plan Amendment for the existing Storbakken & Sons construction business located at 991 East Old West Highway in Apache Junction, Arizona

Dear Neighbor:

The purpose of this letter is to inform you we have submitted an application to the City of Apache Junction (under application #P-23-112-PZ) for the rezoning from B-1 (General Commercial) to B-5 (Industrial) and a minor General Plan Amendment to the Land Use Designation Map from Commercial to Business Park/Light Industrial and Industrial to allow for the continuation of the Storbakken & Sons construction business (contractor's office, shop and indoor/outdoor storage) on approximately 1.61 net acres (70,131 square feet) located at 991 East Old West Highway in Apache Junction, AZ.

Storbakken & Sons has been in operation for several years at this location; however, the rezoning and Minor General Plan Amendment are required to allow it to remain and continue operations at this location. The existing zoning was more appropriate when Old West Highway ("OWH") was designated as US 60 and was the primary east-west roadway connecting cities in the east valley and beyond. Once the Superstation Freeway was constructed, and the US 60 designation moved to the Superstation Freeway, traffic drastically declined along OWH, leaving an over-abundance of vacant and underutilized commercial properties. This site has seen a number of unsuccessful businesses over the years; the most-recent business prior was a tire business that closed nearly a decade ago. Storbakken & Sons is a successful business at this location and has been steadily improving the appearance of the property.

A copy of the conceptual site plan is on the back of this letter.

We would like to give you an opportunity to see and hear more specific details about this request. We will be holding an open house meeting for the surrounding property owners and registered associations in the area as follows:

Date and Time: Tuesday, June 25th, 2024, from 6:30 p.m. to 7:30 p.m.

Location: City of Apache Junction
Multi-Generational Center – Room R118
1035 North Idaho Road
Apache Junction, AZ 85119

Please feel free to share this information with your neighbors. In the meantime, I would be happy to answer any questions or hear any concerns you may have regarding this proposal. You may reach me at 602-550-7004 or via email at greg.loper@hotmail.com.

Sincerely,

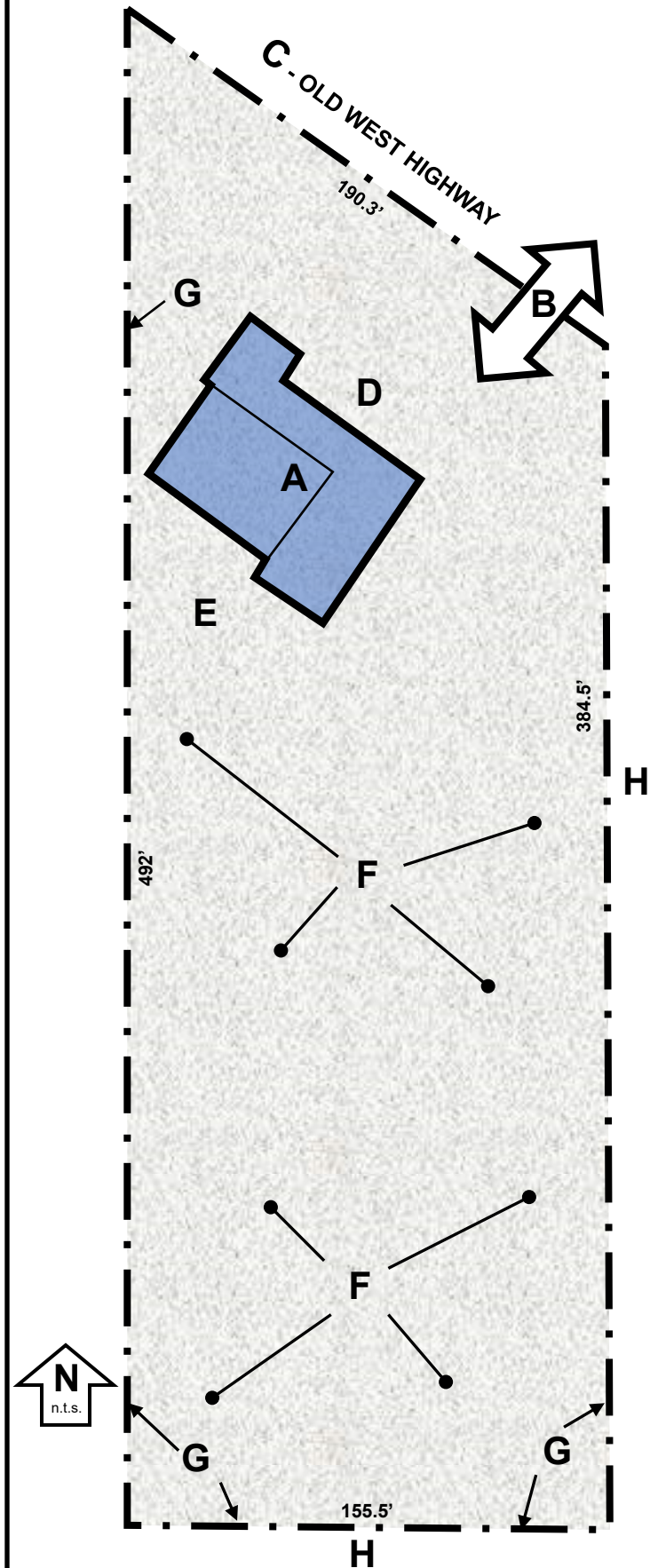
A handwritten signature in blue ink, appearing to read 'Greg Loper', with a stylized flourish at the end.

Greg Loper

Enclosures: As stated

Storbakken & Sons

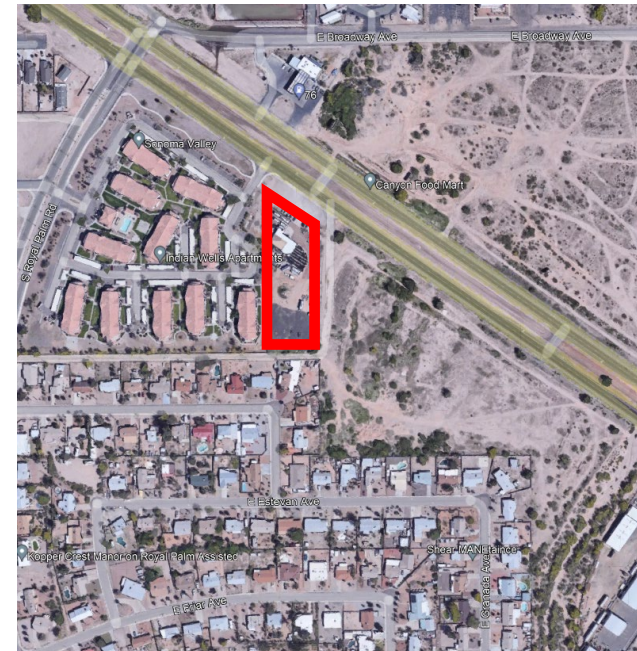
Rezoning Exhibit / Site Plan for Proposed Rezoning
from B-1 to B-4 to utilize an existing business on 1.61 acres located
at 991 East Old West Highway, Apache Junction, Arizona



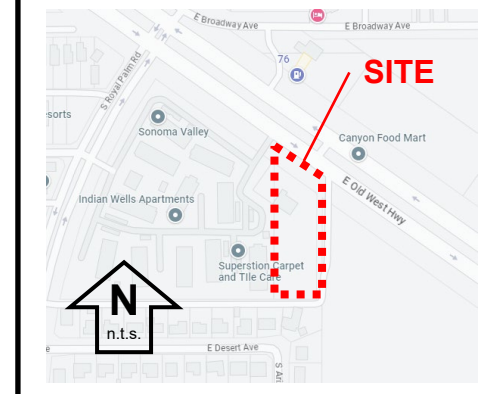
SITE PLAN NOTES:

- A: Existing Single-story ~1,380 square foot Office Building with Interior Maintenance Areas, Storage & Attached Shade Canopies (constructed ~1953)
- B: Existing ~30-foot-wide driveway onto Old West Highway (with 6' high wrought iron rolling gate). Northern property line is screened/secured with a 6' high wrought iron fence with columns
- C: Old West Highway (300' total right-of-way (150' half-street r.o.w.)
- D: Customer Parking Area (~8 spaces, including 1 handicapped accessible)
- E: Truck & Equipment Maintenance & Parking Areas
- F: Truck & Equipment Parking & Storage Areas (with Internal Circulation)
- G: Perimeter Screening (6' High Solid Wall) along the east, south and west property lines
- H: 20' wide Alley (adjacent to East & South property lines)

AERIAL PHOTO:



VICINITY MAP:



PROJECT DATA:

Location:	Approximately 660' (1/8 mile) east of the Southeast corner of Old West Highway and Royal Palm Road
Address:	991 East Old West Highway, Apache Junction, AZ
APN:	102-03-136A
Ownership:	SM Holdings LLC
Size:	1.61 acres (net)
Legal Description:	A Portion of Tracts A-1, A-3 thru A-5 of Palm Springs subdivision (PCR: Book 7, Page 27); a Portion of Section 28, T1N-R8E, G&SRM, Pinal County, AZ
Existing Zoning:	B-1 (General Business)
Proposed Zoning:	B-5 (Industrial)
Existing Use:	Former Tire Business
Proposed Use:	Construction Business
Date Prepared:	October 31, 2023