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

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

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

Notification Map - 300-foot radius

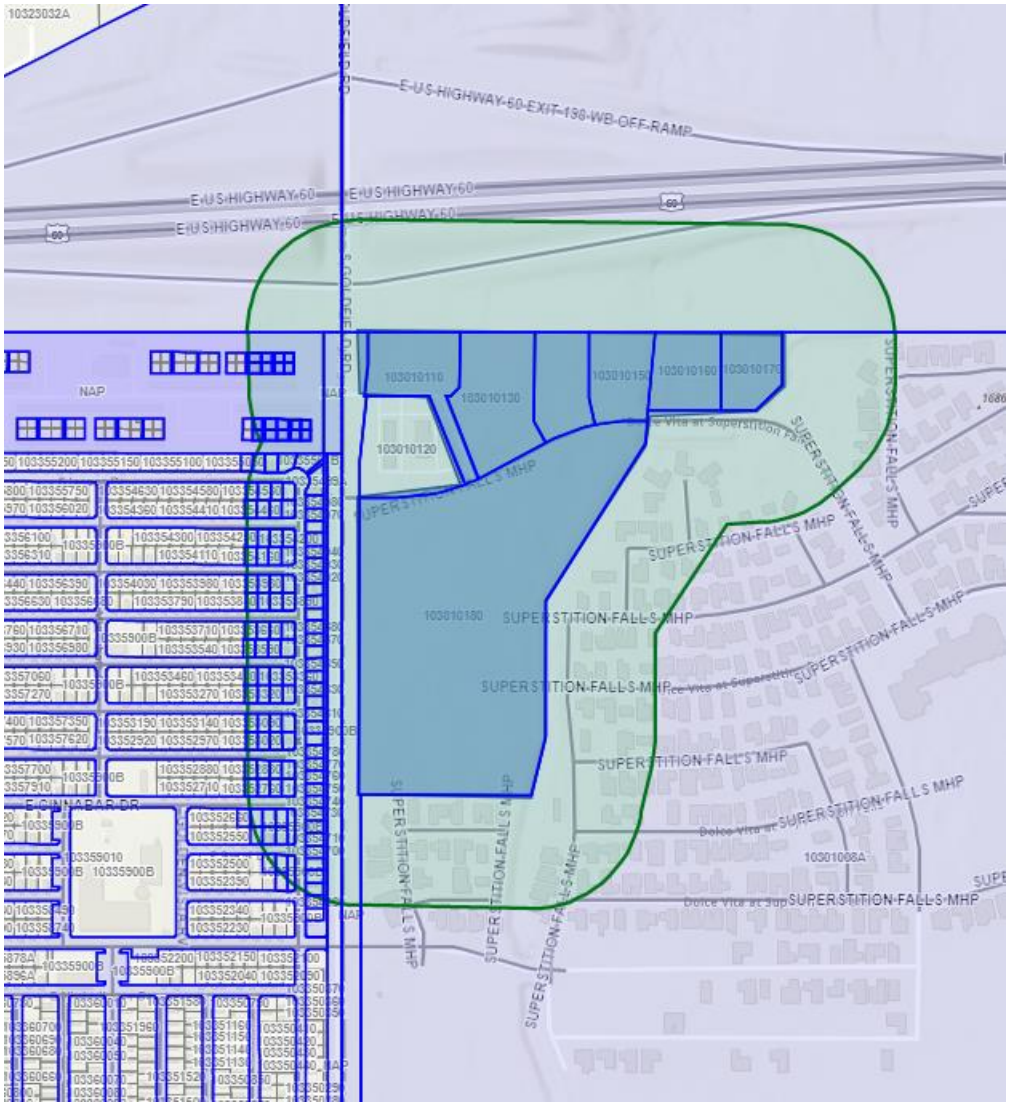
Notification List - 300-foot radius

Neighborhood Meeting Invitation Letter

Neighborhood Meeting Summary

Dolce Vita Meeting Summary

Silveray on Goldfield – 300' Buffer Map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SUPERSTITION-FALLS-MHP
SUPERSTITION-FALLS-MHP

,

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

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

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PALMER, AK 99645

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12653 HARRIET LAKE RD
HIBBING, MN 55746

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SPOKANE, WA 99218

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SPANAWAY, WA 98387

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GANDESA WAY
HOT SPRINGS VILLAGE, AR 71909

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SHERIDAN, MT 59749

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KASTE LON & SHELLEY
5838 COUNTY ROAD 12A
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WONG DEAN D & REBECCA A
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SPANAWAY, WA 98387

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1723 COUNTY ROAD 29
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FARMINGTON, MN 55024

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GOLD CANYON, AZ 85118

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HAZEL GREEN, WI 53811

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SEQUIM, WA 98382

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PORTAGE, MI 49002

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LEXINGTON, MI 48450

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HAMILTON, OH 45013

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AKTRON LLC
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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

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SHERWOOD PARK, AB T8C 1B3
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SCHMIDT ROBERT E
153 THAMESVIEW CRES
ST MARYS, ON N4X 1C4
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VISTA, CA 92084

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WEST POINT, IA 52656

FASSLER JOHN A TRUST
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STERLING, IL 61081

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EVERSON, WA 98247

OLSEN RECKER/GUADALUPE P...
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3710 S GOLDFIELD RD LOT 500
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MHC DOLCE VITA LLC
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THEISEN WILLIAM
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SCHMITT RICKY A & BETH A RE...
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NOTT BRENDA ELIZABETH & M...
411 100 SAGHALIE RD
VICTORIA, VI V9A 0A1
CANADA

Iplan Consulting

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 **Meeting Date: 10/24/2023** **Location: Golden Vista RV Park**
Time Started: 10:00am **Time Ended: :**

ATTENDANCE SIGN-IN

NAME – (please print)	ADDRESS	EMAIL (Optional)
RANDY & DENISE JENSEN	#485	RANDYJENSEN@GMAIL
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Jim Ray & Kerry Amborn	#500	jRay.southbay@gmail.com
Janice Ottberg	#468	janchuck1@yahoo.com
Diane & Steve Breitbach	#488	diane.breitbach@gmail.com
DON WILLIAMS	#308	
Lori Scivilli	354	
Cindy Guard	#906	
Jen Wallace	#692	
Joan Ward	#358	
Betty Schmitz	#503	
Pamela McConkey	503	mcconkeys1@msn.com
Jill Gardner	101	
Leanne Lynch	6	
Alan Davis	621	awally33@msn.com
Gary Maske	653	

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Dorothy Watkins	#871	85119
LaFonn Linderman	#35	
Marcia Bass	#389	85119
PETER FONTANA	# 766	
Pat Fontana	# 766	
Carroll Johnson	#35	
Robert Albers	#252	
Ruthann Jewell	#253	
Diane Albers	#252	
Shelley May	#814	
Lew May	#814	
Tim Courtney	222	
DAL/NOVA CHILDRESS #8		
Mohave Joyce Wilders 9CF.		
Len Street	Lot 669	85119

Scott Taylor Lot 988 papascotttaylor@gmail.com
Lynn Taylor Lot 160 sltaylor@gmail.com 85119

NAME – (please print)	ADDRESS	ZIP
PAUL BREUKLANDER	Lot #67	85119
ROBERTA BREUKLANDER	Lot #67	85119
Connie Wigley	Lot #364	85119
Jeanne Mitchell	Lot 251	85119
Judy Zumwalt	#1051	85119
SHERRY HANSON	# 897	85119
ELAINE HANSON	# 897	85119
Germund Nilson	# 158	85119
Susan Nilson	# 158	85119
Marianne Oepping	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
Carole Lanzkat	Lot 770	85119

NAME – (please print)	ADDRESS	EMAIL
Annette Heyza	# 205	85119
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Kathy Meyers	#999	85119
Steven Myers	# 425	
Bridget Griffis	#894	
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Iplan Consulting

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.