



City of Apache Junction, Arizona

Meeting Minutes

Planning and Zoning Commission

Meeting location:
City Council Chambers
at City Hall
300 E Superstition Blvd
Apache Junction AZ
85119

apachejunctionaz.gov
P: (480) 474-5083

Tuesday, April 23, 2024

7:00 PM

City Council Chambers

1. Call to Order

Chair Hantzsche called the meeting to order at 7:00 pm.

2. Pledge of Allegiance

Chair Hantzsche led the Pledge of Allegiance.

3. Roll Call

Present: 7 - Chairperson Hantzsche
Vice Chair Barker
Commissioner Gage
Commissioner Begeman
Commissioner Cantwell
Commissioner Kalan
Commissioner Bigelow

Staff present:

Joel Stern, City Attorney
Rudy Esquivias, DS Director
Sidney Urias, Planning Manager
Kelsey Schattnik, Senior Planner

4. Consent Agenda

Vice Chair Barker moved to accept the agenda as presented and approve the minutes of the April 9, 2024 regular meeting. Commissioner Cantwell seconded the motion.

Yes: 7 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Gage,
Commissioner Begeman, Commissioner Cantwell, Commissioner Kalan and
Commissioner Bigelow

No: 0

Chair Hantzsche called for a motion.

[24-295](#) Consideration of approval of agenda.

[24-296](#) Consideration of approval of the minutes of the April 9, 2024 regular meeting.

5. Public Hearings

[24-293](#) Presentation, discussion, public hearing and consideration of case P-23-63-PZ, requested by Jason Barney and John Hartman with Olsen Recker/Guadalupe Properties LLC, and represented by Greg Davis with Iplan

Consulting for a proposed planned development rezoning of 18 acres located at the southeast corner of US-60 and Goldfield Road from General Commercial by Planned Development ("B-1/PD") and B-1/PD to High Density Multiple-Family Residential by Planned Development ("RM-2/PD"). (This is the companion case to Major General Plan Amendment Case P-23-64-GPA.)

Commissioner Cantwell moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of Planned Development Rezoning case P-23-63-PZ, a request by Jason Barney and John Hartman with Recker/Guadalupe Properties LLC, the developer, represented by Greg Davis of Iplan Consulting Corporation, the applicant, for an approximate 271 for-rent singlefamily residential community to be named Silveray, generally located near the Southeast corner of US-60 and Goldfield Road, from General Commercial by Planned Development ("B-1/PD") and B-1/PD to High Density Multiple-Family Residential by Planned Development ("RM-2/PD"), subject to the conditions of approval found within the staff report dated April 23, 2024 with the elimination of project specific conditions #1 and 2. Chair Hantzsche seconded the motion.

Yes: 4 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Gage and Commissioner Cantwell

No: 3 - Commissioner Begeman, Commissioner Kalan and Commissioner Bigelow

Sr. Planner Schattnik gave a presentation on case P-23-63-PZ and asked for initial questions from the commission; there were none.

Greg Davis of Iplan Consulting, the applicant, stated they wanted to address specific focus items from the last meeting.

Jason Barney with Recker/Guadalupe Properties, LLC, the developer, gave a presentation and discussed several talking points, which included:

- Commercial viability of the project.
- Retail that should never have happened.
- Location and geometry of the property.
- More rooftops will generate commercial (retail).
- Floodplain and washes.
- Future north/south freeway.
- Visibility and access problems of commercial aspect of the project.

Mr. Barney asked the commission if there were any questions.

Questions and comments from the commission:

- What's the magic rooftop number? Answer: 3-4 times more than we have now.
- Ownership units would be a better fit for the community. Answer: Affordability issue. Multi-family residences are their preference.
- Don't want to keep amending the General Plan. Rent on the units? Answer: Market rate.
- Where would the remaining five acres of commercial property go? Answer: Still residential lots on the east, but more difficult.
- Commercial would be better on the north side of Resort Blvd. than the south? Answer: Yes.
- Would the 5 acres of commercial sit? Answer: Yes.

Mr. Davis stated the project is compatible with surrounding mixed density residential projects, and brings rooftops to the area to promote commercial. He said the current zoning allows for

taller buildings, but their units will be 28' in height instead of the allowed 35'. The development would target young professionals and empty nesters, and residential would produce less traffic than a commercial development.

Comments from the commission:

- I've been in Apache Junction a long time and prefer ownership. We're about to lose our rental tax. Response: Ownership communities need bigger parcels in better locations.
- Silveray could be seasonal residents which won't help us. Response: Doubtful as these are two-story stair units.

Chair Hantsche called for a 5 minute break. The meeting reconvened at 8:20 pm.

Chair Hantsche opened the public portion of the hearing.

Tom Lange, resident of Golden Vista Resort, stated he was representing some of the residents there and stated he has 170 resident signatures on the protest petition. He said that Silveray will block their mountain view, and ownership units are more for civic-minded people. He stated his opinion of how the property should be developed, which is a Western-themed "Goldfield Gulch" commercial development.

Donna Carr, Apache Junction resident, stated too many rentals and we are known as a "transient city". She stated we need more home ownership for families and commercial property is always along a freeway. She mentioned we should rezone the entire area and not nit-pick areas to rezone.

Michael David Myers, resident of Golden Vista Resort, stated he prefers the 5 acre commercial option, and one-story, not two-story units. He mentioned a "for sale" sign on the property.

Holly Walker, resident of Golden Vista Resort, stated that "snowbirds" are important to Apache Junction and without snowbirds, there would be no Apache Junction. She stated the two-story units will lower their property value and would prefer one-story units along Goldfield, and two-story units towards the east side of the development. She asked the commission to think of their property values.

Jim Ray, resident of Golden Vista stated he purchased his home there last fall, before he learned of the project, and immediately grew concerned. He stated he is against two-story units and it would be a dramatic change. He stated he would like to see one-story units on the entire parcel.

Chair Hantsche closed the public portion of the hearing.

Findings of Facts for the Major General Plan Amendment were read and agreed to by the commission, except for Finding #4: "Whether the proposed change is generally consistent with goals, objectives, and other elements of the 2020-2050 General Plan."

Final comments from the commission:

- Don't think single-family residences belong there. Okay with apartments.
- View protection is not something we can do. Things get built.
- Option 3 means the original hospital plan stays? Yes.
- The developers are being honest about forcing bad commercial and are compromising

on building height. The development benefits citizens and investors.

- Why do we keep changing the General Plan? The citizens decided on the General Plan. Some projects never happen, and we are losing our commercial property. High rent apartments are not needed.
- Do not like changing commercial but understands since the site has not developed in 30 years. Like the idea of more rooftops, other developments will create commercial.
- Plan, but remember conditions change. Five to 10 years ago conditions were different. The proposed project is compatible with the area.
- We're not getting commercial business; the area is not conducive to commercial. There's not a big employment opportunity in this area.
- Agree that commercial won't work for the project, but if you build ownership residential, they will buy it.

Chair Hantzsche called for a motion.

Recommendation for approval will go to council at the May 21, 2024 meeting.

[24-294](#)

Presentation, discussion, public hearing and consideration of case P-23-64-GPA, requested by Jason Barney and John Hartman with Olsen Recker/Guadalupe Properties LLC, and represented by Greg Davis with Iplan Consulting for a proposed major general plan land use map amendment to redesignate 18 acres at the southeast corner of US-60 and Goldfield Road from Commercial to High Density Residential. (This is the companion case to Rezoning Case P-23-63-PZ.)

Vice Chair Barker moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of General Plan Amendment Case P-23-64-GPA, a request by Jason Barney and John Hartman with Recker/Guadalupe Properties LLC, developer, represented by Greg Davis of Iplan Consulting Corporation, applicant, to redesignate 18 acres, located near the Southeast corner of US-60 and Goldfield Road, from "commercial" to "high density residential." Commissioner Cantwell seconded the motion.

Yes: 4 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Gage and Commissioner Cantwell

No: 3 - Commissioner Begeman, Commissioner Kalan and Commissioner Bigelow

Chair Hantzsche called for a motion.

Recommendation for approval will go to council at the May 21, 2024 meeting.

6. Old Business

None.

7. New Business

None.

8. Information and Reports

Director Esquivias stated the grand opening for Blossom Rock is this weekend, and they are expecting 3,000 to 5,000 people.

9. Director's Report

None.

10. Selection of Meeting Dates, Times, Location and Purpose

[24-297](#)

Regular meeting at 7:00 pm on Tuesday, May 14, 2024, in the city council chambers located at 300 E. Superstition Blvd., Apache Junction.

Vice Chair Barker moved that the Planning and Zoning Commission hold a regular meeting on May 14, 2024 at 7:00 pm in the city council chambers located at 300 E. Superstition Boulevard. Commissioner Begeman seconded the motion.

Yes: 7 - Chairperson Hantzsche, Vice Chair Barker, Commissioner Gage, Commissioner Begeman, Commissioner Cantwell, Commissioner Kalan and Commissioner Bigelow

No: 0

Chair Hantzsche called for a motion.

11. Adjournment

Chair Hantzsche adjourned the meeting at 9:15 pm.

Chair Dave Hantzsche