



City of Apache Junction, Arizona

Meeting location:

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

Agenda City Council Meeting

apachejunctionaz.gov
Ph: (480) 982-8002

Tuesday, October 5, 2021

7:00 PM

City Council Chambers

A. CALL TO ORDER

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. CONSENT AGENDA

The council may, at this time, take single action on any or all items listed as consent agenda items. These may include, but are not limited to, acceptance of agenda, acceptance of minutes, appointments, acceptance of resignations and adoption of certain resolutions and other items which do not require a public hearing. The consent agenda is a timesaving device of which the mayor and city council is to receive documentation on these items from the city manager for their review prior to the meeting. Any member of the council may remove any item from the consent agenda for discussion and cause a separate vote on the matter later in the agenda.

1. [21-513](#) Consideration of acceptance of agenda.
2. [21-514](#) Consideration of approval of minutes of the regular meeting of September 21, 2021.
3. [21-498](#) Consideration of approval of proposed Resolution No. 21-40, a final plat approval for case SD-2-20, a request by Bela Flor Communities, LLC, represented by Reese Anderson and Jon Gillespie of Pew and Lake, PLC, for a 96-lot residential townhouse subdivision named Ironwood Station, located at the southeast corner of N. Ironwood Drive and W. Superstition Boulevard.

E. AWARDS, PRESENTATIONS AND PROCLAMATIONS

Awards, presentations from other organizations, proclamations issued by the mayor, and acknowledgement of distinguished guests and visitors, and staff presentation of receipt of grant or donated funds are permitted at this time.

4. [21-534](#) Presentation of proclamation designating Saturday October 9, 2021 as "Make a Difference Day".

F. REGIONAL INTERGOVERNMENTAL UPDATES

The mayor or any member of council may at this time present a brief summary of any regional intergovernmental updates. However, no discussion shall take place on such items except for clarifying comments related to substance, time and location.

5. [21-517](#) Brief summary of intergovernmental updates from mayor and councilmembers.

G. CITY MANAGER'S REPORT

The city manager, members of city staff or those individuals designated by the manager may present information pertinent to items under consideration or information related to the operation of the city. There shall however be no discussion at this time except for clarification inquiries.

6. [21-515](#) City Manager's Report.
7. [21-516](#) Announcement of current events.

H. PUBLIC HEARINGS

Public hearings required by applicable law shall be conducted by the council and any person shall be given the opportunity to speak. All remarks shall be addressed to the council as a whole and not to any member thereof. Such remarks shall be limited to five (5) minutes unless additional time is granted by the mayor. This time limitation shall not apply to applicants and their agents appearing before the council.

8. [21-526](#) Presentation, discussion, public hearing and consideration of Ordinance No. 1515, case AN-1-20, a proposed annexation of approximately 6,600 acres of vacant state trust land, adjacent to and south of the current city limits, generally bounded by Elliot Avenue on the north, SR24/Frye Road alignment on the south, Meridian Drive on the west and the C.A.P. Canal on the east.
9. [21-527](#) Presentation, discussion, public hearing and consideration of Ordinance No. 1516, accompanying case AN-1-20, assigning and establishing city equivalency zoning to state trust land property annexed pursuant to Ordinance No. 1515, from Pinal County General Rural ("GR") zone to City of Apache Junction General Rural Low Density Single-family Detached Residential ("RS-GR") zone.
10. [21-522](#) Presentation, discussion, public hearing and consideration of Ordinance No. 1513, "Auction Property at Superstition Vistas", a request by D.R. Horton, Inc. to rezone approximately 2,783 acres from RS-GR (General Rural Low Density Single-Family Detached Residential) to MPC (Master Planned Community) to facilitate the development of two (2) Development Units consisting of residential and non-residential uses for a maximum of 10,940 new residential units and a maximum of 443,400 square feet of Non-Residential Development. The Auction Property is bounded by Elliot Avenue to Ray Avenue and from Meridian Drive to the Idaho Road alignment.
11. [21-523](#) Presentation, discussion, public hearing and consideration of Resolution No. 21-47, a resolution of the Mayor and City Council of the City of Apache Junction, Arizona, declaring as a public record that certain document filed with the city clerk and entitled "Auction Property at Superstition Vistas, Master Planned Community Plan, August 30th, 2021"; repealing any conflicts provisions; and providing for severability.

12. [21-524](#) Presentation, discussion, public hearing and consideration of Ordinance No. 1514, "Retained Property at Superstition Vistas", a request by the Arizona State Land Department to rezone approximately 5,307 acres from RS-GR (General Rural Low Density Single-Family Detached Residential) to MPC (Master Planned Community) to facilitate the development of six (6) Development Units consisting of residential, commercial and industrial uses. The Retained Property is generally bounded by Baseline Avenue to the Frye Road alignment and from Meridian Drive to the Central Arizona Project Canal.
13. [21-525](#) Presentation, discussion, public hearing and consideration of Resolution No. 21-48, a resolution of the Mayor and City Council of the City of Apache Junction, Arizona, declaring as a public record that certain document filed with the city clerk and entitled "Retained Property at Superstition Vistas, Master Planned Community Plan, August 30th, 2021"; repealing any conflicts provisions; and providing for severability.
14. [21-501](#) Presentation, discussion, public hearing and consideration of proposed Ordinance No. 1511, amending Apache Junction City Code, Volume II, Land Development Code, by amending Chapter 10: Engineering Standards; and adopting by reference an amended Chapter 10 as more fully detailed in that certain document entitled "2021 Amendments to the Apache Junction City Code, Volume II, Chapter 10: Engineering Standards"; repealing any conflicting provisions; providing for penalties.
15. [21-502](#) Presentation, discussion, public hearing and consideration of proposed Resolution No. 21-39, a resolution of the mayor and city council of the City of Apache Junction, Pinal County, Arizona, declaring as a public record that certain document filed with the city clerk entitled "2021 Amendments to the Apache Junction City Code, Volume II, Land Development Code, Chapter 10: Engineering Standards"; repealing any conflicting provisions; and providing for severability.
16. [21-496](#) Presentation, discussion, public hearing and consideration of Resolution No. 21-49 a resolution of the mayor and city council of the City of Apache Junction, Pinal County, Arizona, authorizing the city to enter into the Superstition Vistas Development Agreement for the auction property with D.R. Horton, Inc.
17. [21-497](#) Presentation, discussion, public hearing and consideration of Resolution No. 21-50 a resolution of the mayor and city council of the City of Apache Junction, Pinal County, Arizona, authorizing the city to enter into the Superstition Vistas Development Agreement for the retained property with the Arizona State Land Department.

18. [21-493](#) Presentation, discussion, public hearing and consideration of Resolution No. 21-44 a resolution of the mayor and city council of the City of Apache Junction, Pinal County, Arizona, amending its policy guidelines and application procedures for the establishment of community facilities districts.
19. [21-494](#) Presentation, discussion, public hearing and consideration of Resolution No. 21-45 a resolution of the mayor and city council of the City of Apache Junction, Pinal County, Arizona, declaring its intent to form a community facilities district; ordering and declaring formation of the tax levying Superstition Vistas Community Facilities District No. 1; and approving the district development, financing participation, waiver and intergovernmental agreement for such district.
20. [21-495](#) Presentation, discussion, public hearing and consideration of Resolution No. 21-46 a resolution of the mayor and city council of the City of Apache Junction, Pinal County, Arizona, declaring its intent to form a community facilities district; ordering and declaring formation of the tax levying Superstition Vistas Community Facilities District No. 2; and approving the district development, financing participation, waiver and intergovernmental agreement for such district.

I. OLD BUSINESS

The council shall consider any business that has been previously considered and which is still unfinished to include those items previously postponed or tabled. No member of the public shall be permitted to speak on these items unless invited to do so by the mayor after first submitting a written request-to-speak form with the city clerk.

J. NEW BUSINESS

The council shall consider any business not yet considered. No member of the public shall be permitted to speak on these items unless invited to do so by the mayor after first submitting a written request-to-speak form with the city clerk.

K. COUNCIL DIRECTION TO STAFF

This item allows the mayor and city council to direct staff on specifically listed matters.

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

21. [21-518](#) Executive Session at 6:00 P.M. for Monday, October 18th and Executive Session at 6:00 P.M. for Tuesday, October 19th in the city council conference room located at 300 E. Superstition Boulevard in Apache Junction, Arizona and other meetings scheduled if necessary.

M. CALL TO PUBLIC

At this time the public has the privilege to address the council with requests, communications, comments or suggestions relating to city business. All speakers must have already submitted a written "Request to Speak" form to the city clerk no later than the conclusion of the city manager's report portion of the agenda. If there is a group speaking on the same item, they should select a spokesperson. All such remarks shall be addressed to the council as a whole and not to any member thereof. The mayor is authorized to ask a speaker to stop speaking and leave the podium or to adjourn the meeting if anyone becomes disorderly, uncivil, makes personal attacks or continues to speak about items that are not within the jurisdiction of the city after being warned such issues are beyond the jurisdiction of the city to act. The council may not answer questions of the speaker, discuss the matter with one another, but may, at the conclusion: 1) respond to criticism by a speaker; 2) ask the city manager to review a matter; 3) ask the city manager to place the matter on a future agenda. Each speaker must approach the podium, speak into the microphone, provide their name and address. There is a three (3) minute time limit per speaker.

N. ADJOURNMENT

Copies of this agenda and additional information on any of the items listed above may be obtained from the City Clerk's office located at 300 E Superstition Blvd, Apache Junction, AZ 85119, Monday through Thursday from 7:00a-6:00p, excluding holidays.

The City of Apache Junction invites and welcomes people of all abilities to use our programs, sites and facilities. Specific requests may be made by contacting the Human Resources Office at (480) 474-2617 or TDD (480) 983-0095.

The Apache Junction City Council may vote to go into Executive Session for legal advice on any item listed on this agenda pursuant to A.R.S. § 38-431.03(A)(3); this notice is given pursuant to A.R.S. § 38-431.02 to the members of the City Council and the public.