



City of Apache Junction, Arizona

Special 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, March 26, 2024

7:00 PM

Superstition Fire and Medical District

1. Call to Order

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

2. Pledge of Allegiance

Chair Hantszche led the Pledge of Allegiance.

3. Roll Call

Present: 7 - Chairperson Hantszche
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, Sr. Planner

4. Consent Agenda

Vice Chair Barker moved to accept the agenda as presented and approve the minutes from the February 27, 2024 regular meeting. Commissioner Cantwell seconded the motion.

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

No: 0

Chair Hantszche called for a motion.

[24-170](#) Consideration of approval of agenda.

[24-171](#) Consideration of approval of the minutes of the February 27, 2024 regular meeting.

5. Public Hearings

[24-180](#) Presentation, discussion and public hearing of cases P-23-64-PZ &

P-23-64-GPA, by Jason Barney and John Hartman with Olsen Recker/Guadalupe Properties LLC, represented by Greg Davis with Iplan Consulting. Case P-23-64-GPA is a proposed general plan land use map amendment to re-designate 18 acres at the southeast corner of US-60 and Goldfield Road from Commercial to High Density Residential. Case P-23-64-PZ is the companion rezoning case to the map amendment, proposing to rezone the 18 acre area 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").

Sr. Planner Schattnik gave a presentation on cases P-23-63-PZ (Rezoning) and P-23-64-GPA (General Plan Amendment request). She noted there would be only be a public hearing tonight and no vote, and that the other public hearing will be held on April 23rd and at that time, a vote and recommendation would be made to the city council. She noted the city council work session will be held on May 6th, and the city council public hearing will be held on May 21st for the decision by council. She stated the applicant will be providing their own presentation, and asked for any initial questions from the commission.

Question from the commission:

You mentioned two ordinances. Has more planning gone on for these existing parcels?

Sr. Planner Schattnik responded that there are approved conceptual plans that someone could still implement.

Greg Davis, land planner representing the owner of the property, stated that this project has been planned since the 1990's but the plan was never realized. He stated they propose a compatible plan and wanted to discuss if commercial is still viable, along with his partner, Jason Barney.

Jason Barney discussed why commercial is not viable, including low traffic volumes, limited long range development to the south due to drainage, and competition from better sites. He stated he has a lot of commercial development experience and discussed how traffic and roof tops make commercial successful. Retirement communities such as Dolce Vita do not want commercial traffic on their road. He stated if retail were viable he would do retail, but the neighbors don't want to see retail there.

Greg Davis stated that industrial is not viable either, neither are single family residences. Multi-family residences were the better choice, as it's a transitional land use, compatible with surrounding mixed densities. The current zoning allows for 45' building height, but they are proposing 30' maximum height. They stated their proposal is the best proposal, and they support staff's recommendation, except for the request for the commercial portion.

Questions and comments from the commission:

Would five acres of commercial still allow for a viable project?

Would like more retail, but realize it would be limited.

Low density housing to the north of the proposed project.

Impact of wash.

Resort Blvd. would become a public street.

Dolce Vita which is about 50% seasonal, is okay with development.

On the east side of Apache Junction, it is difficult to get commercial space.

These are not housing units for working force or retirees. Rentals don't do anything for us. Multi-family residences do not belong in the middle of retirement communities. Agrees with Mr. Barney, not a good area for retail. Could town homes that are owned work? We're going to continue to grow and will have the rooftops. Is there a rental tax?

Mr. Barney responded yes, five acres of commercial would allow for a viable project, but it diminishes the project. No idea when commercial might develop. One location would be to wrap it around the gas station, similar to Waffle House at 29th & Idaho. Bigger piece of land is required for single family developments, it's not the right place for single family developments.

City Attorney Stern responded that there will not be a rental tax after next year due to state legislature.

Chair Hantsche opened the public portion of the hearing.

Tom Lang, residing at Golden Vista Resort stated he represents a lot of people at Golden Vista, and has 170 signatures on a protest petition. He stated that 2-story development will block views, and that the city missed an opportunity as they didn't designate the property a park.

David Walker, residing at Golden Vista Resort stated that he believes the development south of Baseline will make up for lack of rooftops.

Ron Ward, residing at Golden Vista Resort stated 3-story will block views and the water pressure is already low and wanted to know what will happen with the water pressure.

Connie Wigley, residing at Golden Vista Resort stated she owns her property and pays taxes on the land, and said all the other developments are rentals. She said she specifically moved here to avoid crowds.

Holly Walker, residing at Golden Vista Resort stated she owns her land and there's a height restriction in their resort and wanted to know why a rental property doesn't have the same height restriction. She said her property value will go down with blocked views.

Michael David Meyers, residing at Golden Vista Resort stated more and more people are year-round residents at Golden Vista, about 30%. Commercial is a viability and stated that Waffle House is doing just fine. He said he'd like to see it maintained commercial.

Annette Heisal, residing at Golden Vista Resort inquired about school buses and schools, as she said there's going to be children living there. She wanted to know what the kids are going to do out there, will the pool be big enough for 700 people? There's a concern about idle boys and kids. She stated she prefers one story.

Michael David Meyers, residing at Golden Vista Resort, would like the commission to look into why Pinal Co. is not in favor of this development, and more information from staff who is recommending five acres of commercial.

Marilyn McBride, residing at Golden Vista Resort, stated there's a lot of traffic already from the Renaissance Fair and stated this development will make it worse.

Chair Hantsche closed the public portion of the hearing.

Closing comment from the commission:

Property taxes go to Pinal County, not the city of Apache Junction.

6. Old Business

None.

7. New Business

None.

8. Information and Reports

Commissioner Gage stated he attended the County Road presentation and said there was a lot of good information shared. He stated that to maintain and improve roads, the existing sales tax will be on the ballot in November.

9. Director's Report

Director Esquivias stated there will be a development update at the next meeting, as requested by Vice Chair Barker. Also, Commissioner Gage requested a discussion on how we plan for residential and commercial mix and what the strategy is, at the next meeting on April 9, 2024.

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

[24-172](#)

Regular meeting at 7:00 pm on Tuesday, April 9, 2024 in the city council chambers located at 300 E. Superstition Blvd., Apache Junction.

Commissioner Cantwell moved that the Planning and Zoning Commission hold a regular meeting on April 9, 2024 at 7:00 pm in the city council chambers, located at 300 E. Superstition Boulevard. Vice Chair Barker seconded the motion.

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

No: 0

Chair Hantsche called for a motion.

11. Adjournment

Chair Hantsche adjourned the meeting at 8:25 pm.

Chair Dave Hantsche