

Citizen Participation Summary

PAD15-04: Planned Area Development – Major Amendment of Homestead North, Parcels 15, 16, 18 and 19

Required Notices to the public:

- ✓ Letters to impacted residents
- ✓ Newspaper Ad
- ✓ Signs

Required Processes:

- ✓ Neighborhood Meeting
- ✓ Neighborhood Sign-In Sheet
- ✓ Neighborhood Meeting Minutes

Additional Documents:

- ✓ Summary of received comments

Letters Mailed/Affidavit of Mailing:

Affidavit of Mailing

STATE OF ARIZONA)
) SS
COUNTY OF Maricopa)
(County where Affidavit signed)

I, David Patterson, an officer of LetterStream, Inc. an Arizona corporation specializing in automated printing and mailing solutions, state that I am at least 18 years of age and that on {May 20,2016} LetterStream mailed the documents of LetterStream Job ID {job#939694} (Homestead PAD Amendment Public Letter) to the mailing list that was provided to us (Exhibit B-Existing Land Use Plan Plot Sheet) and (Exhibit C-Proposed Land Use Plan Plot Sheet) by our client.

The requirements for this mailing were provided to us electronically on the LetterStream website (<https://www.LetterStream.com>) by {Shane Grasser} using an account belonging to {Starwood Land Ventures LLC}. This job was printed at {4:45pm} on {May 19,2016} and passed our print quality control inspection at {5:03pm} on { May 19,2016}. The inserting and sealing of the entire job was completed at {5:58pm} on {5/19/16}, at which time the finished mail pieces were assigned to mail cage {cage# 5} awaiting pickup by United Business Mail (UBM). The pieces were made available to the UBM driver at {12:02pm} on {5/20/16} and shortly thereafter on the same date, the mail was taken to the UBM facility for presorting and mailing.

We cannot attest to the fact as to whether or not UBM properly delivered the mail to the USPS, but LetterStream has used UBM exclusively for over 5 years for their excellence and accuracy in fulfilling this purpose.

The attached documents are reprinted documents of the actual documents that were mailed. The attached mailing list is the mailing list that was provided to us by our client for preparing the mailing. If no mailing list is attached, it is because our client provided documents that were already addressed therefore the address list is a part of the documents.

Dated: 5/24/16



Name: David Patterson

Company: LetterStream, Inc.

Title: President

Address: 8541 E Anderson Dr #106

City/State/Zip: Scottsdale, AZ 85255

Homestead North

Letter of Notification to Neighbors

RE: PAD Amendment to future Homestead Parcels 15, 16, 18 & 19, located within the City of Maricopa incorporated limits.

Dear Homeowner:

The purpose of this letter is to inform you of a request to amend the Homestead Planned Area Development Document (Case No. PAD 15-04). The intent of this amendment is to make adjustments to existing lot sizes that would decrease the size of existing approved lot sizes from 65', 70' and 80' wide lots, to lots that are 45' and 55' wide lots. Due to market factors outside of the developers control, such as the recent real estate crash, the prior designed lot sizes are no longer economically viable. In an effort to further development forward, and allow for the site to be developed, the developer is proposing to adjust lots sizes to account for market demand.

The developer has taken steps to minimize any effects to the community caused by any increase in the total number of lots within the community, and has worked closely with city staff to ensure that there is sufficient service to account for these modifications. Modifications include any impacts to water and sewer utilities, schools, parks, and traffic. The developer has worked with city staff to plan for enhanced park facilities and additional open space above and beyond the original approved Homestead PAD.

As shown below, we will be holding a Neighborhood Meeting followed by public meetings and to discuss and gain approval of the amendment. Early neighbor input is best, and we welcome your input at any of these meetings listed below or by contacting the City Planner assigned to this case, Ryan Wozniak via email @ ryan.wozniak@maricopa-az.gov or via phone @ (520) 316-6933.

Neighborhood Meeting
Monday June 6th 2016
Time 4:00 PM – 6:00 PM
City Hall
39700 W Civic Center Plaza
Maricopa, AZ 85138

Planning and Zoning
Commission:
Monday June 27th 2016
@ 6:00 PM
City Hall
39700 W Civic Center Plaza
Maricopa, AZ 85138

City Council:
Tuesday July 19th 2016
@ 6:00 PM
City Hall
39700 W Civic Center Plaza
Maricopa, AZ 85138

Sincerely,

Shane Graser

Copper Nail Development



Newspaper Ad:

STATE OF ARIZONA
COUNTY OF PINAL

Affidavit of Publication

Homestead North
 Letter of Notification to Neighbors
 RE: PAD Amendment to future Homestead Parcels 15, 16, 18 & 19, located within the City of Maricopa incorporated limits.

Request: to amend the Homestead Planned Area Development Document (Case No. PAD 15-04). The intent of this amendment is to make adjustments to existing lot sizes that would decrease the size of existing approved lot sizes from 65', 70' and 80' wide lots, to lots that are 45' and 55' wide lots. The developer has taken steps to minimize any effects to the community caused by any increase in the total number of lots within the community, and has worked closely with city staff to ensure that there is sufficient service to account for these modifications. Modifications include any impacts to water and sewer utilities, schools, parks, and traffic. Steps have also been taken to add additional enhanced park facilities and additional open space above and beyond the original approved Homestead PAD.

As shown below, we will be holding a Neighborhood Meeting followed by public meetings and to discuss and gain approval of the amendment. Early neighbor input is best, and we welcome your input at any of these meetings listed below or by contacting the City Planner assigned to this case, Ryan Wozniak via email @ ryan.wozniak@maricopa-az.gov or via phone @ (620) 316-8933.

Neighborhood Meeting: Monday June 6th 2016, Time 4:00 PM - 6:00 PM, City Hall, 39700 W Civic Center Plaza, Maricopa, AZ 85138

Planning and Zoning Commission: Monday June 27th 2016 @ 6:00 PM, City Hall, 39700 W Civic Center Plaza, Maricopa, AZ 85138

City Council: Tuesday July 19th 2016 @ 6:00 PM, City Hall, 39700 W Civic Center Plaza, Maricopa, AZ 85138

Sincerely,
 Shane Graser
 Copper Nail Development
 No. of publications: 1, date of publication: May 26, 2016.

RUTH A. KRAMER first being duly sworn deposes and says: That he/she is a native born citizen of the United States, of America, over 21 years of age, that I am an agent and/or publisher of the the Florence Reminder & Blade-Tribune, a weekly newspaper published at Florence, Pinal County, Arizona, on Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE consecutive issues. The first publication thereof having been on the 26TH

day of MAY A.D., 2016
 Second publication _____
 Third publication _____
 Fourth publication _____
 Fifth publication _____
 Sixth publication _____

FLORENCE REMINDER & BLADE-TRIBUNE

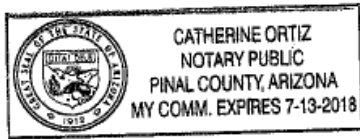
By Ruth Kramer
 agent and/or publisher of the Florence Reminder & Blade-Tribune

Sworn to before me this 31st

day of May A.D., 2016
Catherine Ortiz

Notary Public in and for the County of Pinal, State of Arizona

ALSO PUBLISHED IN THE MARICOPA MONITOR ON MAY 24, 2016



Signs:



Sign in sheet:

Please provide the following information:
 Meeting Date 6/6/2016
 Meeting Time 4:00 PM
 Topic of Discussion PABIS-04

Name	Property Address	E-mail	Phone
Tiller Champion		thamp@plf.stanfordland.com	(820) 619-9660
Ford Petterson		FordPetterson@gdhooson.com	(408) 993-6822
LINDA PETERSON	40925 W. BRANDT DR	LLPETERSON@YAHOO.COM	780-227-4405
Shane Cooper		shane@cooper-mail.com	(602) 703-0595
Robert Stock	40159 W. Coltin Way	rstock@stock@gmail.com	602-794-6228
Marvin Stock	40159 W. Coltin Way		
Don Stock	50124 W ✓	cdon64@gmail.com	602-818-1081
Robert Stock	40127 W. Coltin Way	Robert.Stock2@live.com	753-886-6601
Bree L. Stock	40127 W. Coltin Way	Breanna.siler@unipen.org	520-221-8175

Meeting Minutes:

Meeting Notes from Neighborhood Meeting on 6/6/2016

Summary of notes and comments:

1. Concerned about how the case will affect their home values.
2. Concerned about how the case will affect public safety/crime rates.

Summary of comments received by Staff:

PAD15-04 (comments)	Phone Conversation
Max McQueen	Concerned about lot sizes; concerned the density will put stress on services within the community; smaller homes are worth less and depresses the value of larger homes; added park amenities (as described) do not satisfy the added density.
Nate Buffum	Concerned that many residents are snowbirds who have little access to the public process in the summer months; Questions the applicability of the use of short-run market conditions to make decisions about development entitlement decisions; Parks within Homestead are basic playgrounds; Residents need more information to make informed decisions and make informed comments; Staff has been informative and responsive.
Sheila Hopkins	Concerned about water pressure supplied from Global Water (she already suffers from not having adequate water pressure to shower); Concerned for her home value (she is already upside-down from her 2007 investment); Concerned for traffic worsening

Mr. Wozniak:

I am writing to express my disapproval of the proposal to reduce lot widths (Case No. PAD 15-04). In my opinion, the lots in this HOA and others that are similar are small as is. I do not feel it is in the best interest of current homeowners to create higher density housing around what is already fairly dense housing. Leaving the lot size requirement as is will do a better job of preserving value for existing homeowners while letting the market sort out supply and demand issues. I am not in favor of the developer getting to sort out the demand and supply based on changing the guidelines.

Thank you for your consideration,

MPG Rentals, LLC
Joseph L. Newhouse, Member
c/o 237 E. Fireweed Lane, Suite 200
Anchorage, AK 99503

CC: Cynthia Quillen, Community Manager, Homestead North Homeowners Association

Good morning Mr. Wozniak,

I hope my email finds you doing well. As mentioned in your previous email, I would like to offer final comments by June 16, 2016.

After much consideration of the response you offered to my questions and the fact that the applicant serves as both a Real Estate Broker along with being the President of Copper Nail Construction, I am not in favor of increasing the total number of units by decreasing the size of the originally specified units. Further details would need to be provided that identify if it is truly out of scope based upon the current market or if this is indeed the opportunity for a person and business to substantially increase their financial standing.

I do not believe that taking steps that may significantly increase the population of Maricopa and decrease the size and value of home lots is in the best interest of our community. This is especially true if the applicant involved has not provided to the community at large the difference in costs along with the difference in financial gains. At its root, the question becomes, is it no longer feasible, or is this a play to make more money off our community? Further, will this new plan come with a marked increase to the population combined with a decrease of home lot size and value? If so, should we really be placing more money in an organization and or person at the expense of our community?

Respectfully,

Jeremy Wine
480-888-6977
jeremy_wine@hotmail.com

□ End of Summary □