



Gilbert Olgin <gilbert.olgin@pinal.gov>

Zoning change

1 message

Bonnie Simpson <bonnie80085@yahoo.ca>
To: Gilbert.Olgin@pinal.gov

Tue, May 10, 2022 at 2:12 PM

Dresidents who live is Solera at Johnson Ranch. We would like to go on record that we oppose the Hancock Communities request to change the zoning on Hunt Highway (between Stone Creek Dr & Tumbling River Rd) from Commercial to Residential.

We feel that loosing potential businesses that would be beneficial to those of us living in San Tan Valley would be detrimental.

We also oppose residential zoning for the traffic impacts that we will incur with added cars to the already overflowing streets. The water shortage will only worsen with the added housing.

As a resident of San Tan Valley it takes a good 25 minutes to get to Queen Creek now (which is where we need to go for shopping & restaurants)

Please do Nit change it from Commercial zoning to Residential. We need more infrastructure not houses.

Thank you,

(Your
Don/Bonnie Simpson
Sent from my iPad



Gilbert Olgin <gilbert.olgin@pinal.gov>

Purposed Development in San Tan Valley - Gary Road/Hunt Hwy.

1 message

Lori Chiodo <lorichiodo0@gmail.com>

Sat, Oct 16, 2021 at 10:31 AM

To: Gilbert.olgin@pinalcountyaz.gov, Mike.Goodman@pinal.gov

Cc: Chiodo Steve <schiodo984@yahoo.com>

Good morning.

We are writing to each of you to voice our objections regarding the proposed change from commercial property (off Gary Road/Hunt Hwy. between Walmart and the newly erected, soon to be, Goodwill Store and the Johnson Ranch home community development Solara) to that of multi-use property - where a developer is possibly proposing multi-family apartment/condo dwelling(s) upwards to possibly 300-500 units.

This area is already experiencing an influx of not only our yearly, visiting snowbird folks but an extreme overload of single family new home build developments too.

We cannot believe the amount of new home developments which have been approved and have begun building in the past 2 1/2 years or are in the initial stages of preparing to build. Had we have known this ahead of time, we may have decided not to purchase our 2003 home in San Tan Heights and would have looked into other options/other communities.

In our opinions, the infrastructure currently is busting at the seams...roadways already do not handle the current influx of people driving, there's not enough commercial options for grocery stores, restaurants, home improvement stores, gas stations, etc. that are already set and available. Not to mention, schools - there would need to be more schools erected which, would need to be funded.

We kindly request you both please reconsider approving this venture and that both of you vote NO on changing this property from commercial use to a multi-family or residential family use.

Thank you in advance for your time and for your consideration of our request, we greatly appreciate it.

Regards,

Steve and Lori Chiodo
33191 N Cat Hills Avenue
Queen Creek, AZ 85142-4769

--

Lori Chiodo
E: lorichiodo0@gmail.com | M: 503-807-4902

Sent via iPhone



Gilbert Olgin <gilbert.olgin@pinal.gov>

Proposed Waterfod & Hancock Apartment Developments

2 messages

E John Carlson <bearcat111@gmail.com>

Thu, Oct 14, 2021 at 4:16 PM

Reply-To: bearcat111@gmail.com

To: planningdivision@pinal.gov

Dear Sirs;

As property owners in Solera-Johnson Ranch, we are very concerned about the proposed developments adjacent to our existing development. We think you are well aware of the concerns for water/wastewater and the impacts that such high density developments could have as well as the impacts on traffic for the Gary Road and Hunt Highway that are already very busy. I would be remiss to express our concerns that apartment complexes could have on the values of our development properties and the future tax revenues to Pinal County.

We believe these types of developments would be detrimental to our property value and want to express our sentiments against approval of such.

Thank you,

E. John & Brenda Carlson
[32046 N Echo Canyon Rd](#)
[San Tan Valley, AZ 85143](#)

Sangeeta Deokar <sangeeta.deokar@pinal.gov>

Thu, Oct 14, 2021 at 4:24 PM

To: bearcat111@gmail.com

Cc: Info - Planning Division DL <planningdivision@pinal.gov>

Thank you for reaching out to Pinal County regarding concerns for the traffic along Hunt Highway and Gary Road. We have noted your sentiments and concerns for such developments.

Thanks and Regards
Sangeeta D

[Quoted text hidden]

--

Thanks and Regards

Sangeeta Deokar

Planner,
Phone: 520-866-6641

[85 N Florence Street](#)
First Floor, P O Box 2973
Florence, AZ 85132



Gilbert Olgin <gilbert.olgin@pinal.gov>

Proposed Watermark apartments and Hancock development near Hunt Hwy & Gary Rd

1 message

Julie Gustin <julie.gustin55@gmail.com>
To: gilbert.olgin@pinal.gov

Fri, Oct 15, 2021 at 3:15 PM

Hello Gilbert Olgin-

I attended a neighborhood meeting given by Watermark Development last night and I feel it's necessary to write to you regarding my opinions about this proposed development as well as the Hancock development which may end up right next to Watermark.

I have lived in the Solera @ Johnson Ranch 55+ community since 2005. What we need in this area at this time is not more residential units. We need more commercial around here. I constantly need to run into Gilbert to complete my personal business. I'd rather spend my money here in Pinal County than Maricopa County.

Aside from that, I'm not interested in experiencing the usual problems related to MR properties such as increased traffic in our existing semi-rural community, increased crime, decreased value of our home, and the fact that these MR communities are not visibly attractive to those who already live in this area as the existing homes are single family.

These proposed developments simply don't belong in our area. They're meant for more densely populated urban areas.

Julie
(661) 433-0270
[Julie.gustin55@gmail.com](mailto:julie.gustin55@gmail.com)
Sent from my iPhone



Gilbert Olgin <gilbert.olgin@pinal.gov>

High Density Housing in STV

1 message

Marilyn Bannon <msbannon397@gmail.com>

Mon, Oct 18, 2021 at 1:02 PM

To: "gilbert.olgin@pinalcountyaz.gov" <gilbert.olgin@pinalcountyaz.gov>

Gilbert,

Please do not allow rezoning for these 2 proposed residential properties in STV.

We attended the Watermark Residential meeting last week and are opposed to this rental community as well as the V Lux one across the street.

We have too much traffic and congestion in that area already. There are going to be water restrictions and yet construction of homes continue.

Thank you,

Marilyn & Jim Bannon

[397 W Twin Peaks](#)

[San Tan Valley, AZ. 85143](#)



Gilbert Olgin <gilbert.olgin@pinal.gov>

zoning change

1 message

Mary <mcar217720@aol.com>

Sat, Oct 16, 2021 at 9:53 AM

Reply-To: Mary <mcar217720@aol.com>

To: "Gilbert.olgin@pinalcountyaz.gov" <Gilbert.olgin@pinalcountyaz.gov>

We have lived in Johnson Ranch since 2001 and have enjoyed it very much. We have watched the growth of this area.

I have been reading about the proposed zoning change for property on Hunt highway and Gary . There is a proposal to change this from commercial to allow apartment buildings. This area needs more business to bring in revenue, we have the people. When we moved out here there was the school and that was it. Now we have so very much. But we need some more variety in business. I would strongly urge you to keep the zoning for this property the way it is. Please, I implore you to vote NO on this change! Thank you for your attention. Mary Carroll

Peace be with you. Mary 😊



Gilbert Olgin <gilbert.olgin@pinal.gov>

Apartments in San Tan Valley

2 messages

P McGinnity <tinapat4@gmail.com>
To: Gilbert.olgin@pinalcountyaz.gov

Sat, Oct 16, 2021 at 12:06 PM

I am deeply concerned regarding the implementation of apartments in the San Tan Valley area. The issues that concern me most is the increase in traffic without the proper roadways to allow for this increased demand. Arizona is facing water issues. Please tell me how the State of Arizona will guarantee the supply for this increased demand. What about the increase in crimes? Are you planning to increase our Sheriff's to keep up with the population? Where are the grocery stores to keep up with the population's needs? Our stores have been lacking items even before this shipping crisis and Covid. Bring on the suppliers before adding more from population demands. We need Home Depots/Lowes, grocery, retail, etc. What about the increase demand for schools? Where are the plans to provide for these students? These are just a few of my thoughts of the matter. Thank you for listening and I hope you will carefully consider my concerns. My response to adding apartments or packed housing is NO.

Respectfully,
Tina McGinnity

Gilbert Olgin <gilbert.olgin@pinal.gov>
To: P McGinnity <tinapat4@gmail.com>

Mon, Oct 18, 2021 at 8:16 AM

Cc: DJ Stapley <djstapley@pewandlake.com>, Sean Lake <Sean.Lake@pewandlake.com>

Tina-

Thank you for your response, staff will add your comment to the record and this email will be presented to the Commission/Board members.

Gilbert Olgin
Pinal County, Senior Planner
85 N Florence Street
First Floor
P O Box 2973
Florence, AZ 85132
(Email) Gilbert.Olgin@pinal.gov
(P) 520-866-6452
(F) 520-866-6530

[Quoted text hidden]



Gilbert Olgin <gilbert.olgin@pinal.gov>

Multi Housing projects in San Tan Valley

1 message

Stephen Grimm <scgrimm9@gmail.com>
To: planningdivision@pinal.gov

Sat, Oct 16, 2021 at 11:30 AM

I would like to address my concerns for Multiple family housing.

As an owner in Solera at Johnson Ranch this project will have a negative effect on the area. The roads will NOT be able to handle all the extra traffic. When I travel during the peak hours I wait in stalled traffic right now for quite a while. With so many residents of a multiple housing unit there will be significant traffic jams. With so many there could be waits up to hours with the additional cars on the road.

I am also concerned about the water supply. We finally got rid of Johnson Water Utilities with Epcor taking over. With the former water company water pressure was very low sometimes making it impossible to even rinse out shampoo from hair! This would be a big problem and also with the multi year droughts that have impacted the water supply. If you add to it multiple housing where there is so much water use it doesn't seem smart to add to this problem.

Please reconsider that the San Tan area is not the place for all these multiple housing projects!

Thank you for your time and consideration.


Cynthia Grimm
[314 W Peak Place](#)
[San Tan Valley, AZ 85143](#)

As a homeowner in Solera at Johnson Ranch, I am opposed to the above-mentioned development of Hancock Developments proposal to build 229 high-end rental units at the property on Hunt Highway between Walmart and Solera at Johnson Ranch. My background is in local government, where I was Chief of Building Inspection and Code Enforcement for over 28 years. Previously before working in government, I was a partner in a construction company. I have sat on many local and state boards reviewing projects such as what Hancock wants to develop in San Tan Valley. I have reviewed Hancock's proposal and believe this project is not a good fit for this location.

1. San Tan Valley needs diverse housing, I agree, but Hancock Development's Project which is high-end rentals will not fulfill this need. I do not believe the average working-class family will not be able to afford to live at this complex.
2. The traffic on Hunt Highway is horrendous now, even with the improvements made in the last several years. The stretch of Hunt Highway that is in front of Solera is bumper to bumper and turns into a parking lot during morning and evening rush hours. There is no practical way to widen Hunt Highway between Gary Road and Bella Vista with the residential and commercial development in this area. With Home Depot finally developing their project and the additional retail and restaurants that will follow will increase the traffic around Gary and Hunt Highway tremendously. Has a recent traffic count been done in this area in the winter months when our population includes the snowbirds?
3. The local police and fire departments are remarkably busy in this area and already are experiencing trouble being able to travel through this area safely and efficiently in emergency situations. If you are the one waiting for the police, fire, and paramedic departments to assist you, you may have to wait additional time for their arrival, which in some incidents could mean life or death to a loved one.
4. The water situation is critical with the drought causing the lakes and the Colorado River to be far below the average water levels. Allocations of water from the Colorado River has already been reduced by 18% for the State of Arizona. If the water levels continue to decrease, further reductions to Arizona's water allotments will continue to decrease.
5. Epcor has taken over Johnson Utilities operation, but it will take years for Epcor to make the major changes and improvements to the water treatment plant to manage additional houses because the former owners did not keep the water treatment plant up to date.
6. The project does not comply with the Pinal Planning Department's setbacks and zoning and should not be allowed to build this project.
7. When I purchased my property in Solera at Johnson Ranch in May of 2008, I was drawn to the area because it was around the south side of the San Tan Mountains where the air quality was better than the Phoenix side of the mountains. You can see the difference in the air quality as you drive towards Queen Creek from the San Tan Valley area. Pinal County needs to maintain the air quality and not allow for overcrowding in San Tan Valley by granting permission for building projects that do not comply with the zoning and development standards that Pinal County has in place to preserve the quality of life in San Tan Valley and Pinal County.

Please vote **NO** to Hancock Development's project to save our community. There are no benefits for the residents of San Tan Valley with this project. High-end rental properties and increased traffic brings **NO** benefit to San Tan Valley.

Christine E. Trask Revocable Trust



Christine E. Trask, Trustee



Gilbert Olgin <gilbert.olgin@pinal.gov>

Opposition to rezoning of 17.6 acre property along Hunt Highway

1 message

S&J <1997.sandj@gmail.com>

Sat, May 14, 2022 at 4:59 PM

To: gilbert.olgin@pinal.gov

Mr. Olgin,

I am writing this email to you as I will not be able to attend the meeting on May 17, 2022 regarding the rezoning of the 17.6 acres between Hunt Highway and Johnson Ranch Boulevard. I live in the Johnson Ranch Subdivision and I am opposed to rezoning this acreage from Local Business (CB-1) District to Multiple Residence (MR) district. With all the development of single family housing in the general and immediate area, adding multifamily housing will only add to the already heavy traffic congestion in the area due to its high density. I am all for development of this land, however it would benefit the community the most if it would remain with its current Local Business District zoning to attract more commercial development in the area. San Tan Valley could definitely use additional commercial development especially in the area of this 17.6 acre tract.

Thank you and please take this into consideration,

Janet Hladek
317-414-6392



Gilbert Olgin <gilbert.olgin@pinal.gov>

Proposed Rental Housing along Hunt Highway Near Johnson Ranch and Solara

1 message

LISA FELLONEY <lisa3cats@comcast.net>

Wed, May 25, 2022 at 11:44 AM

To: "mike.goodman@pinal.gov" <mike.goodman@pinal.gov>, "bosdistrict4@pinal.gov" <bosdistrict4@pinal.gov>, "kevin.cavanaugh@pinal.gov" <kevin.cavanaugh@pinal.gov>, "jeff.serdy@pinal.gov" <jeff.serdy@pinal.gov>, "steve.abraham@pinal.gov" <steve.abraham@pinal.gov>, "gilbert.olgin@pinal.gov" <gilbert.olgin@pinal.gov>
Cc: "stophighdensityonhunthigh@yahoo.com" <stophighdensityonhunthigh@yahoo.com>

To All Parties involved:

Please do not vote for the Hancock high density rental housing proposed to be built between Solera and Walmart. I would also ask that you do not vote for the proposed rental housing development just south of Cafe Rio on Hunt Highway, across from Frys. This will put an additional strain on Hunt Highway which is already busy. There are other areas along hunt Highway which have vacant land and not as congested with traffic.

It will increase the number of traffic accidents which already average 2 a week between Gary and Bella Vista

It will increase the amount of traffic on the round-about on Bella Vista. Most times I have to wait 3 lights to make a left-hand turn.

It will put a strain on Johnson Ranch. People from those developments will try to use our amenities, which are for residents only.

It will put an extra burden on Rural Metro who we depend on for Fire, recuse and EMT.

Regards,

Lisa Walters-Felloney
[30164 N Sunray Drive,](#)
[San Tan Valley](#)



Gilbert Olgin <gilbert.olgin@pinal.gov>

Hancock Development - Hunt Hwy

1 message

Lesley Hayes <lesley@hayesmediasales.com>
To: "Gilbert.Olgin@pinal.gov" <Gilbert.Olgin@pinal.gov>

Wed, May 4, 2022 at 1:03 PM

Mr. Olgin

I would like to place a formal complaint and objection to the proposed development on Hunt Hwy by Hancock Development. The public notices I am referencing are as follows: PZ-PA-013-21, PZ-022-21 and PZ-PD-022-21.

The last thing we need here in the San Tan Valley is more residential buildings. We are sorely lacking in retail stores to service the already congested residential areas, plus with the threat of water shortages already on the horizon and the possibilities of rolling black outs due to the drain on our power grid, I think this is a very short sighted decision on the impact on the wellbeing for the current and future residents that will come with the current developments place.

Our road infrastructure is and has been insufficient for the past 4 years, and it is only going to get worse, with no chance to increase the number of lanes to reduce traffic congestion. I cannot believe how short sighted the Pinal County government has been when it comes to a well planned community infrastructure with the lack of investment in our roads and controlling the residential growth.

I believe that by allowing Hancock to development this area which should be designated retail so we have the amenities that any community this size you expect and deserve.

I will also be calling your office in the hopes to speak to your personally. This has to stop and it stops with you not allowing this development to go forward.

Thank you for taking the time to read this email and hopefully have a understanding how many of the residents here in Solera and Johnson Ranch feel about this development

Lesley Hayes

Hayes Media Sales

602-432-4868

lesley@hayesmediasales.com

130 W Latigo Circle

[San Tan Valley, AZ](#)

85143



Gilbert Olgin <gilbert.olgin@pinal.gov>

PZ-PA-013-21

1 message

John Teff <jeteff@hotmail.com>

Mon, May 16, 2022 at 4:24 PM

To: "Gilbert.Olgin@pinal.gov" <Gilbert.Olgin@pinal.gov>

My name is John E Teff, address is [32230 N Dog Leg Ct.](#) Ph 480-645-4347. Parcel# 210-74-14001. I oppose this because it blocks my view of the Superstition Mountains, and the Travick would be to congressed. John E Teff



Gilbert Olgin <gilbert.olgin@pinal.gov>

Re: Apartments

1 message

Nadine Kelley <ndnkelley@yahoo.com>
To: Gilbert.Olgin@pinal.gov

Wed, May 4, 2022 at 3:24 PM

Please no apartments on Hunt Highway! Keep the land for businesses so we don't have to drive to everything.
We already have bottlenecks with the traffic we have.
Thank you
Nadine Kelley

Sent from my iPhone



Gilbert Olgin <gilbert.olgin@pinal.gov>

Rezoning Commercial Land

1 message

Jill Fleming <jflem50@gmail.com>
To: Gilbert.olgin@pinalcountyz.gov

Sat, May 14, 2022 at 2:29 PM

I am against rezoning commercial land in Pinal County for multi family dwellings. Johnson Ranch Blv is already over capacity as is Hunt Hwy from Bella Vista to Riggs. Please look at long range planning and not quick sells.

Jill Fleming
[286 E Pasture Canyon Dr](#)



Gilbert Olgin <gilbert.olgin@pinal.gov>

Rezoning concern

2 messages

Pat Kramer <patkramerhome@gmail.com>
To: planningdivision@pinal.gov

Wed, Oct 13, 2021 at 12:40 PM

Dear Pinal County Board of Supervisors,

I'm writing in hope that you will please help maintain the quality of life for the Solera at Johnson Ranch senior community. I respectfully ask that you stand against the zoning changes and special accommodations being sought by entities representing Watermark Properties and Hancock Communities. These groups wish to build (high density) apartments on land situated between Gary Road and Hunt Highway, which is inconsistent with the Pinal County Comprehensive Plan and very detrimental to our adjacent 700+ homes and over one thousand residents in our 55+ residential neighborhood. There surely are other parcels better suited to handle the demands and needs of these types of projects. Allowing high-density apartments right next to a 55+ senior community is disruptive and not conducive to our quality of life.

I purchased my Solera home in 2018 and I hope to enjoy the beauty of San Tan Valley for years to come. I understand and support that growth will happen. I just hope that impact and continuity of adjoining neighborhoods are a major consideration of a well-thought out growth plan (i.e. the current Pinal County Comprehensive Plan). The Solera community prides itself in keeping well-maintained homes and a stringent adherence to the homeowners association bylaws. We are a quiet and close-knit community that values safety and a healthy lifestyle for all residents. Please help me protect these important attributes that were the primary reasons for me purchasing the home.

I plan to attend the upcoming Neighborhood Meeting on October 14th and also trust that my voice will be heard through this email.

Sincerely,
Thank you,

Pat
Pat Kramer
[29914 N Gecko Trail](#)
[San Tan Valley AZ 85143](#)

Gilbert Olgin <gilbert.olgin@pinal.gov>
To: Pat Kramer <patkramerhome@gmail.com>
Cc: Info - Planning Division DL <planningdivision@pinal.gov>, DJ Stapley <djstapley@pewandlake.com>, Sean Lake <Sean.Lake@pewandlake.com>

Wed, Oct 13, 2021 at 1:43 PM

Thank you Pat for the letter, staff will add this to the record and make sure the Commission and Board members receive a copy.

Gilbert Olgin
Pinal County, Senior Planner
85 N Florence Street
First Floor
P O Box 2973
Florence, AZ 85132

10/13/21, 1:43 PM

Pinal County Government Mail - Rezoning concern

(Email) Gilbert.Olgin@pinal.gov

(P) 520-866-6452

(F) 520-866-6530

[Quoted text hidden]



Gilbert Olgin <gilbert.olgin@pinal.gov>

Re-zoning requestS in the Johnson Ranch area

1 message

pat mooneyweb.com <pat@mooneyweb.com>

Sun, May 15, 2022 at 10:24 AM

To: "kevin.cavanaugh@pinal.gov" <kevin.cavanaugh@pinal.gov>, "mike.goodman@pinal.gov" <mike.goodman@pinal.gov>, "Stephen.Miller@pinal.gov" <Stephen.Miller@pinal.gov>, "bosdistrict4@pinal.gov" <bosdistrict4@pinal.gov>, "jeff.serdy@pinal.gov" <jeff.serdy@pinal.gov>, "clerkoftheboard@pinal.gov" <clerkoftheboard@pinal.gov>, "planningdivision@pinal.gov" <planningdivision@pinal.gov>
Cc: "mary.mooneyweb.com" <mary@mooneyweb.com>

I have resided in Johnson Ranch for 15 years. During that time there has been limited commercial development nearby but much residential development. I attribute that to the economic slowdown periods but also to lack of infrastructure to support development. The main roads leading to and from the Johnson Ranch area never keep up with the growth. Until recently, the water and sewer system were operated by people who lined their pockets but never maintained the system.

There are 2 major road intersections near Johnson Ranch, Gary/Hunt, and Bella Vista/ Hunt. Both are well positioned for commercial development. The 3rd JR intersection at Hunt/JR Blvd is newer and not much has been developed commercially or residentially. The current traffic at the former 2 intersections is very busy and seems to have daily accidents.

I am concerned and dismayed that you are being asked to rezone 2 areas near those intersections to higher density apartments. This will certainly make the traffic much worse and increase the accidents. These are also prime commercial areas that would be much better used for commercial development to support the existing population. With the Home Depot development, I expect many other commercial ventures to follow.

I am also concerned about allowing more than 2 story building structures. I have seen the development of such 3 story structures in Queen Creek and it looks very much out of place in our area. One of the major factors in my wife and I locating here was the fact that you could see the views of the surrounding hills as well as the Superstations to the north. Allowing 3 story buildings will make this area loose that.

This is the major population center in the county. It seems to me that there is a need for more commercial development in the main road intersections to service the existing population. Allowing high density apartments will make living here less attractive. There is plenty of undeveloped land in the area not far from JR. It seems that there is not a master plan for the area. I had thought that being unincorporated was an attraction to the area, but these types of developments make that seem wrong. We rely on you to act in our interest. I implore you to vote against these re-zoning efforts.

Thank you for your consideration.

Patrick & Mary Mooney

30125 N Gecko Trl

San Tan Valley, AZ 8143



Gilbert Olgin <gilbert.olgin@pinal.gov>

San Tan Valley high density zoning changes proposal

1 message

Donna Piwarczyk <piwar@shaw.ca>
To: Gilbert.Olgin@pinal.gov

Mon, May 16, 2022 at 1:22 PM

Good Afternoon Mr. Olgin,

As a resident of San Tan Valley, and in particular the area directly involving the proposed zoning changes from commercial to high density residential, I felt I had to send an email.

We moved to San Tan Valley specifically because there were no high density developments in the area which resulted in a less stress free environment for noise and traffic. By trying the change the zoning from commercial to high density in extremely congested area such as Hancock Developers is trying to do, really changes the core dynamics of the community. There are vast outlying areas surrounding San Tan Valley that could be considered for this type of development. Why try and alter the wonderful, small community feel that currently exists to greatly increase traffic, noise and high density population in small areas?

I hope that Pinal County stands firm against these type of developers who seek to try and forever change the peaceful nature of San Tan Valley by crowding high density developments into areas that are not suited for this purpose.

Thank you for your considerations and for allowing me to voice my concerns as a resident.

Kind regards,
Donna and Kelly Piwarczyk
[32176 North Dog Leg Court](#)
[San Tan Valley, AZ](#)

 **Hancock Development opposition.pdf**
1035K



Gilbert Olgin <gilbert.olgin@pinal.gov>

San Tan Valley zone change

1 message

Ruth Green <wranglerandme@gmail.com>
To: Gilbert.Olgin@pinal.gov

Tue, May 10, 2022 at 6:27 PM

Gilbert,

I am a San Tan Valley resident who lives in Solera at Johnson Ranch. I would like to go on record that I oppose the Hancock Communities request to change the zoning on Hunt Highway (between Stone Creek Dr & Tumbling River Rd) from Commercial to Residential.

I feel that loosing potential businesses that would be beneficial to those of us living in San Tan Valley would be detrimental.

I also oppose residential zoning for the traffic impacts that residents will incur with added cars to the already overflowing streets. The water shortage will only worsen with the added housing.

As a resident of San Tan Valley it takes a good 25 minutes plus to get to Queen Creek now (which is where we need to go for shopping & restaurants)

I respectfully request that you do not approve a change from Commercial zoning to Residential. We need more infrastructure not houses.

Thank you

Ruth Green
31704 N. Skyline Ct
San Tan Valley, AZ 85143

Sent from my iPad



Gilbert Olgin <gilbert.olgin@pinal.gov>

Solera Resident Opinion: Proposed Development Meeting 10/14/2021

1 message

'Jean Kacick' via Info - Planning Division DL <planningdivision@pinal.gov>

Wed, Oct 13, 2021 at 12:17 PM

Reply-To: Jean Kacick <jkacick_1999@yahoo.com>

To: "Planningdivision@pinal.gov" <planningdivision@pinal.gov>

Dear Pinal County Board of Supervisors,

Please help maintain the quality of life for the Solera at Johnson Ranch senior community! I respectfully ask that you stand against the zoning changes and special accommodations being sought by entities representing Watermark Properties and Hancock Communities. These groups wish to build (high density) apartments on land situated between Gary Rd and Hunt Highway, which is inconsistent with the Pinal County Comprehensive Plan and detrimental to our adjacent 700+ home residential neighborhood. There surely are other parcels better suited to handle the demands and needs of these types of projects. Diminishing water supply, adequate fire protection, traffic control and waste management are a few of the challenges that would strain the area resources. To impose these problems on our community and nearby communities for the financial gain of investment companies is the wrong direction.

I purchased my Solera home in 2019. I plan to enjoy the beauty of San Tan Valley for years to come. The Solera community prides itself in keeping well-maintained homes and a stringent adherence to the homeowners association bylaws. This close-knit community values the safety and healthy lifestyle of all residents. Please help me protect these important attributes that were a primary reason that for me purchasing the home.

I am unable to attend (in person) the upcoming Neighborhood Meeting on October 14 and I trust that my voice will be heard through this e-mail.

Siincerely,

Jean Kacick
[213 W. Lantern Way](#)
[San Tan Valley, AZ 85143](#)



Gilbert Olgin <gilbert.olgin@pinal.gov>

Stop high density housing in San Tan Valley

1 message

Mike Gustaveson <mikegustaveson@gmail.com>

Sat, May 14, 2022 at 6:50 PM

To: Gilbert.olgin@pinalcountyaz.gov

To whom it may concern:

We are currently Johnson Ranch homeowners since 2018. We have seen over the winter months (as snowbirds) many changes in infrastructure. I can't believe how congested it already has become, and now the mere thought of additional apartment housing in our area is beyond comprehension! You need to seriously consider the ramifications this would have on traffic and population in general. We are greatly opposed to any additional high density housing by Johnson Ranch Subdivision. We need a few more restaurants or sports bars near us. Thank you for your consideration!

Sincerely,

Michael and Christine Gustaveson
[27576 North Horizon Way](#)
[San Tan Valley, AZ](#)



Gilbert Olgin <gilbert.olgin@pinal.gov>

Fwd: Redistricting Changes

1 message

Steve Abraham <steve.abraham@pinal.gov>
To: Gilbert Olgin <gilbert.olgin@pinal.gov>

Tue, May 31, 2022 at 4:08 PM

fyi this one is for you

----- Forwarded message -----

From: **Mike Goodman** <mike.goodman@pinal.gov>

Date: Mon, May 23, 2022 at 12:22 PM

Subject: Fwd: Redistricting Changes

To: Steve Abraham <steve.abraham@pinal.gov>, Ashley Heinrich <ashley.taylor@pinal.gov>, Haylie Studebaker <haylie.studebaker@pinal.gov>

Another.

-Supervisor Goodman's Office

----- Forwarded message -----

From: **Linda Levan** <lleemml44@gmail.com>

Date: Sun, May 22, 2022 at 12:34 PM

Subject: Redistricting Changes

To: <Mike.Goodman@pinal.gov>

Dear Mr. Goodman,

I'm writing this letter on behalf of my family and others who live at Johnson Ranch. Our house is right on Johnson Ranch Road. We have already considered moving away, noticing how congested and noisy the traffic has gotten since we moved here in 2005.

Our decision to move will be settled if we have to deal with a multi-unit complex or even any more housing at Johnson Ranch. Just getting out of Johnson Ranch at Golf Club Drive has been a daily nightmare. Coming home on Hunt Highway during rush hour is looking like California traffic.

To get to a restaurant that is not fast food, we need to drive into Queen Creek or further. We would like to see some places where we can take guests out to eat. While we're glad to see that a hardware store is coming our way, we need so much more. What we don't need is more traffic in these areas.

We are against the rezoning of this commercial/retail property. Please comply with the Pinal County Comprehensive Plan recommendations and say no to rezoning this area for multi-unit housing.

Sincerely,

Linda Levan

--

Steve Abraham, AICP, MPA
Planning Manager

6/6/22, 11:05 AM

Pinal County Government Mail - Fwd: Redistricting Changes

520-866-6442

www.pinalcounty.gov

"Wide Open Opportunity"



Gilbert Olgin <gilbert.olgin@pinal.gov>

Fwd: Rezone proposal for Gary road

1 message

Evan Evangelopoulos <evan.evangelopoulos@pinal.gov>
To: Gilbert Olgin <gilbert.olgin@pinal.gov>

Tue, Nov 16, 2021 at 9:54 AM

Hi Vlcki

I am forwarding your cncerns. The Project in question is under case #PZ-PD-022-21 - Hancock - Hunt Highway South,

Thanks,
-Evan

----- Forwarded message -----

From: **Vicki Luster** <vluster2001@icloud.com>
Date: Sun, Nov 14, 2021 at 9:23 AM
Subject: Re: Rezone proposal for Gary road
To: Evan Evangelopoulos <evan.evangelopoulos@pinal.gov>Hi,
This is the area in question.

SAN TAN VALLEY — High-density rental housing is being proposed for San Tan Valley, but it's unlikely to be the community's affordable-housing solution.

Hancock Communities wants to build 243 single-story one-, two- and three-bedroom units on 27.7 acres on the west side of Hunt Highway, south of the commercial area at Gary Road. The project would have a density of almost nine homes per acre, compared to about 3.5 per acre for its neighbor immediately to the south, Solera at Johnson Ranch.

This is just to many rental properties in such a small area. It appears they will be nice homes which is a plus but again just to many.

I understand our area is growing beyond anything ever imagined but again it is the planning committees responsibility to ensure the reason people enjoy the area is retained. And there is the rural draw that is fast leaving. The area will become like so many others that have no appeal to the people who are long standing residents. And for that matter those moving in as they still see it as a rural, fun community.

Please see if they would work to decrease the number of buildings on the acreage. Provide some openness to the plan. We do not need sardines in a can!

Thank you for your consideration,

Vicki Luster

Sent from my iPad

On Nov 8, 2021, at 8:20 AM, Evan Evangelopoulos <evan.evangelopoulos@pinal.gov> wrote:

Hi Vicki,

Please identify the exact project so I can forward your worries accordingly,

Thanks,
-Evan

On Sun, Nov 7, 2021 at 11:16 AM 'Vicki Luster' via Info - Planning Division DL <planningdivision@pinal.gov> wrote:

Please take into consideration the rural area you are proposing to put apartment complex in. This area is long standing RURAL. Has not the infrastructure nor desire to become anything other than rural. Putting an apartment complex in this area south of hunt highway is NOT IN THE BEST INTEREST of your residents. Do not pass this rezoning that has been proposed!
Concerned citizen,
Vicki Luster
Sent from my iPhone

--

Evan Evangelopoulos, AICP
Planner,
Community Development Department
Pinal County
520-866-6642
evan.evangelopoulos@pinal.gov

--

Evan Evangelopoulos, AICP
Planner,
Community Development Department
Pinal County
520-866-6642
evan.evangelopoulos@pinal.gov



Gilbert Olgin <gilbert.olgin@pinal.gov>

Fwd: Vote NO

1 message

DENISE FARRELL <herbie613@gmail.com>
To: "gilbert.olgin@pinalcountyaz.gov" <gilbert.olgin@pinalcountyaz.gov>

Sat, May 14, 2022 at 4:57 PM

----- Forwarded message -----

From: **DENISE FARRELL** <herbie613@gmail.com>
Date: Sat, May 14, 2022 at 4:09 PM
Subject: Vote NO
To: Mike Goodman <mike.goodman@pinal.gov>, bosdistrict4@pinal.gov <bosdistrict4@pinal.gov>
CC: <gilbert.olgin@pinalcountyaz.gov>

Hello Gentlemen,

I'm writing this to both of you (Mike Goodman and Jeff McClure) since I understand there are some redistricting boundary changes coming on July 1st. I am a Johnson Ranch resident and the purpose of this communication is to express my concerns about the developing density of San Tan Valley. My points are these:

1. I understand there are several multi-unit housing proposals on Hunt Highway being presented to the planning department, and ultimately to you for approval or denial. One is across from Fry's between Hunt Highway & Johnson Ranch Blvd, the other is a larger parcel by Dairy Queen on Hunt Hwy near Thompson Rd. and not far from San Tan Flat. Also, another area concern is the area between Solera (sub-community of Johnson Ranch) and Walmart. These parcels are currently zoned as commercial/retail. I oppose any rezoning of these areas into multi-unit, higher density or any other kind of residential housing because:

- Hunt Highway is a constricted mess with too many cars and too few lanes. While it SHOULD have received at least 3 lanes on each side like many of its surrounding peer roads (Ironwood, Power, Ellsworth, Riggs), for some unknown reason this road labeled as a "highway" has only two lanes in and two lanes out.

- The Johnson Ranch Blvd. The road leading out of Johnson Ranch through a traffic circle and up W. Golf Club Dr. to the Hunt Highway intersection is already severely restricted and congested now. With more multi-unit houses put there will only make a current nightmare even worse. Evacuation, during an emergency, will be a disaster. The last traffic study, of record, was completed in 2014. Have you any idea how many

traffic accidents happen DAILY along this corridor? Maybe you could ask someone. Please complete due diligence before voting to adversely affect those interests you have sworn to protect.

- Have you given thought to fire danger? Have you asked Rural Metro if they have the capacity to protect? Can their vehicles transition effectively, to successfully fight a fire, in these proposed high-density areas? Are the hydrants located effectively and properly pressurized? If a hydrant fails, can you sleep peacefully knowing that your 'yes' vote put thousands of lives and livelihoods in danger?

2. The second reason these areas should be left as commercial and shopping zone designations is because WE NEED commercial and shopping/retail stores and restaurants. We DO NOT need any more car washes, gas stations, tire stores, fast food or storage business. If you rezone these areas described, that are directly on Hunt Highway, you will forever eliminate the land needed for this area onto which needed shopping/retail and other commercial businesses can be built. What we need are other commercial businesses, casual dining restaurants like Chile's or Applebee's (please, no more fast food), retail shops and other amenities that increase the value of an area. All you have to do is look at what Queen Creek has done on Ellsworth and Riggs with the Fry's that just went in there. It is now exploding with retail businesses currently being built. Do you WANT constituent dollars to be spent in another town/county?

While some density housing may be needed to support the rapid growth demand and I support that, it shouldn't be right on Hunt Highway. Follow the The Pinal County Comprehensive Plan. Those recommendations were put in place for a reason. Those recommendations were adopted to protect the citizens of the County.

Lastly, good job on finally getting Home Depot going across from Walmart. Well done!! But don't sell out this Hunt Highway corridor in San Tan Valley by re-zoning sections of it to multi-unit density housing and abide by the Pinal County Comprehensive Plan.

Please...VOTE NO when asked to re-zone from retail to residential. The 20,000+ residents of Johnson Ranch are counting on you to protect those that voted for you. Stand behind your oath of office. Stand on your word.

Thank you.

Denise Farrell
[613 E Pasture Canyon Dr](#)



Gilbert Olgin <gilbert.olgin@pinal.gov>

Hancock Communities Development

2 messages

Randy miller <rlmkkm3@gmail.com>
To: Gilbert.Olgin@pinal.gov

Tue, May 10, 2022 at 10:51 AM

San Tan Valley needs more commercial development not high density apartments. This is the 2nd request by developers to try to change zoning in our area. Lets build better roads to handle the extra traffic we have now, then restaurants and shopping, which is much needed. It takes 25 minutes to get to Queen Creek now and if you rezone for this many high density apartment projects it will certainly get worse. With the new water shortage drama in Arizona maybe we should slow our zoning approvals down and not over build our communities so quickly. We would like to go on record that we appose the Hancock Communities request to change the zoning on Hunt Highway (between Stone Creek Dr. and Tumbling River Rd) from commercial to Residential.

Sincerely,

Randy and Kristi Miller
32165 N echo Canyon Rd
San Tan Valley, Az
425 308-0505

Gilbert Olgin <gilbert.olgin@pinal.gov>
To: Randy miller <rlmkkm3@gmail.com>

Tue, May 10, 2022 at 10:55 AM

Thank you for your response to this case. Staff will submit this email to the Planning Commission for their review.

Gilbert Olgin
Pinal County, Senior Planner
85 N Florence Street
First Floor
P O Box 2973
Florence, AZ 85132
(Email) Gilbert.Olgin@pinal.gov
(P) 520-866-6452
(F) 520-866-6530

[Quoted text hidden]



Gilbert Olgin <gilbert.olgin@pinal.gov>

Hancock Communities request to rezone in San Tan Valley

1 message

Donna Piwarczyk <piwar@shaw.ca>
To: Gilbert.Olgin@pinal.gov

Thu, May 19, 2022 at 9:22 AM

RE: Planning Case # PZ-PA-013-21, PZ-022-21, PZ-PD-022-21

Good Afternoon Mr. Olgin,

As a resident of San Tan Valley, and in particular the area directly involving the proposed zoning changes to higher density residential and multi-dwelling residential, I felt I had to send an email.

We moved to San Tan Valley specifically because there were no high density developments in the area which resulted in a less stress free environment for noise and traffic. By trying the change the zoning from Suburban Neighbourhood land use to high density residential in an extremely congested area such as Hancock Developers is trying to do, really changes the core dynamics of the community.

There are vast outlying areas surrounding San Tan Valley that could be considered for this type of development. Why try and alter the wonderful, small community feel that currently exists to greatly increase traffic, noise and high density population in small areas?

I hope that Pinal County stands firm against these type of developers who seek to try and forever change the peaceful nature of San Tan Valley by crowding high density developments into areas that are not suited for this purpose.

Thank you for your considerations and for allowing me to voice my concerns as a resident.

Kind regards,
Donna and Kelly Piwarczyk
[32176 North Dog Leg Court](#)
[San Tan Valley, AZ](#)
[Ph: 403-928-1432](#)
Tax Parcel # 210741370



Gilbert Olgin <gilbert.olgin@pinal.gov>

Hancock Community proposal on rezoning in Pinal County

1 message

Toni L. <starbuckspepsi@gmail.com>

Tue, May 10, 2022 at 9:04 AM

To: "gilbert.olgin@pinal.gov" <gilbert.olgin@pinal.gov>

Gilbert,

We are San Tan Valley residents who live in Solera at Johnson Ranch. We would like to go on record that we oppose the Hancock Communities request to change the zoning on Hunt Highway (between Stone Creek Dr & Tumbling River Rd) from Commercial to Residential.

We feel that losing potential businesses that would be beneficial to those of us living in San Tan Valley would be detrimental.

We also oppose residential zoning for the traffic impacts that we will incur with added cars to the already overflowing streets. The water shortage will only worsen with the added housing.

As a resident of San Tan Valley it takes a good 25 minutes to get to Queen Creek now (which is where we need to go for shopping & restaurants)

Please do not change it from Commercial zoning to Residential. We need more infrastructure not houses.

Thank you,

Sandi Bell

Antoinette LaBarbera

921 W Whistling Wind Dr

San Tan Valley 85143



Gilbert Olgin <gilbert.olgin@pinal.gov>

Hancock Development - Hunt Hwy

1 message

Lesley Hayes <lesley@hayesmediasales.com>
To: "Gilbert.Olgin@pinal.gov" <Gilbert.Olgin@pinal.gov>

Wed, May 4, 2022 at 1:03 PM

Mr. Olgin

I would like to place a formal complaint and objection to the proposed development on Hunt Hwy by Hancock Development. The public notices I am referencing are as follows: PZ-PA-013-21, PZ-022-21 and PZ-PD-022-21.

The last thing we need here in the San Tan Valley is more residential buildings. We are sorely lacking in retail stores to service the already congested residential areas, plus with the threat of water shortages already on the horizon and the possibilities of rolling black outs due to the drain on our power grid, I think this is a very short sighted decision on the impact on the wellbeing for the current and future residents that will come with the current developments place.

Our road infrastructure is and has been insufficient for the past 4 years, and it is only going to get worse, with no chance to increase the number of lanes to reduce traffic congestion. I cannot believe how short sighted the Pinal County government has been when it comes to a well planned community infrastructure with the lack of investment in our roads and controlling the residential growth.

I believe that by allowing Hancock to development this area which should be designated retail so we have the amenities that any community this size you expect and deserve.

I will also be calling your office in the hopes to speak to your personally. This has to stop and it stops with you not allowing this development to go forward.

Thank you for taking the time to read this email and hopefully have a understanding how many of the residents here in Solera and Johnson Ranch feel about this development

Lesley Hayes

Hayes Media Sales

602-432-4868

lesley@hayesmediasales.com

130 W Latigo Circle

[San Tan Valley, AZ](#)

85143



Gilbert Olgin <gilbert.olgin@pinal.gov>

Hancock Development at Hunt Hwy and Gary Road

1 message

Donna Piwarczyk <piwar@shaw.ca>
To: Gilbert.Olgin@pinal.gov

Wed, May 4, 2022 at 3:19 PM

Dear Mr Olgin,

As a resident of San Tan Valley and in particular Solera, I would like to voice my concern about the proposed Hancock Development.

The additional traffic at this intersection of Hunt Hwy and Gary Road will overwhelm the current infrastructure. The current traffic at this location is extremely high due to ongoing housing developments in the area. Adding additional housing development at this intersection will increase risk of accidents and additional stress on an already busy location. Also adding housing into this small area will not allow for additional retail opportunities to move in.

There are tons of other locations in the area that Hancock could develop that would not burden this busy intersection any further. Access onto Hunt Hwy from Solera is already death defying.

Please do not allow this development to move forward in the current proposed location.

Kind regards,
Donna Piwarczyk
32176 N Dog Leg Court
San Tan Valley, AZ

Sent from my iPhone
Donna Piwarczyk



Gilbert Olgin <gilbert.olgin@pinal.gov>

Hancock Development PZ-022-21, PZ-PD-022-21, and PZ-PA013-21

1 message

Michael Clarke <michaelaclark@yahoo.com>
To: Gilbert.Olgin@pinal.gov

Tue, May 10, 2022 at 10:32 AM

This message is to register our **opposition** to these proposed developments. When my wife and I moved to San Tan Valley in 2009, this seemed to be a well managed area in Pinal County where we could retire. Now Pinal County has been developed to such an extent it is time to say enough to more houses, traffic lights and road accidents, which one sided residential development will cause. San Tan Valley needs more Big Box stores to add to the Home Depot under construction, + quality restaurants, as this will minimize the additional traffic flow during the morning and evening rush hours and extend additional traffic to stores during the whole day. Additionally retail stores will generate tax revenue for Pinal County. At present, having to travel to Queen Creek, Florence or SanTan Village creates more traffic on local roads and NO additional tax revenue, although the County is still responsible for maintenance of their infrastructure. It is time to listen to listen to the San Tan community and not big developers who only want a one time gain, and not live in San Tan Valley. Please register our **opposition** to these proposals. Thank you

Michael & Louise Clarke
[31961 N. Larkspur Drive,](#)
[San Tan Valley, AZ 85143](#)



Gilbert Olgin <gilbert.olgin@pinal.gov>

Hancock Development

1 message

Jan Callaghan <jancallaghan86@gmail.com>
To: Gilbert.Olgin@pinal.gov

Fri, May 6, 2022 at 10:51 AM

Mr, Olgin,

I am writing to you as a concerned member of the Solera at Johnson Ranch community regarding the proposed apartment development by Hancock. I have only lived in Solera since last August, but I have become increasingly concerned about the amount of traffic on Hunt Highway. The road has become more congested and the noise is something that has escalated since I first came here. This will only increase. I was hoping for more development of restaurants and retail outlets as the number of San Tan Valley residents continues to climb. We are having to travel to Queen Creek and other Phoenix suburbs for these services, which only increases the traffic flow.

The risk of crime is also of great concern to me - apartments nearby will increase that risk.

I would like this property to remain undeveloped.

Thank you for your consideration,

Jan Callaghan

707 W Twin Peaks Pkwy
San Tan Valley, AZ 85143



Gilbert Olgin <gilbert.olgin@pinal.gov>

Hancock Development

2 messages

Mike Cooper <nazrev87@att.net>
To: Gilbert.Olgin@pinal.gov

Wed, May 4, 2022 at 3:49 PM

My name is Michael Cooper and my wife Ruth and I live in Solera at Johnson Ranch. We are pleading with you to NOT approve any zoning changes that would allow the development of any apartments between Walmart on Hunt Highway and the Solera Neighborhood. It will take up valuable retail space, lower property values and cause a major headaches due to traffic congestion. Please, for the sake of the Pinal County Residents please reject their proposal. My address is 536 W Twin Peaks Pkway, San Tan Valley, AZ 85143. We are out of town on the 19th and unable to attend the meeting on that date.

Thank you for taking our concerns under consideration.

Sent from my iPhone

Gilbert Olgin <gilbert.olgin@pinal.gov>
Draft To: Mike Cooper <nazrev87@att.net>

Wed, May 4, 2022 at 4:07 PM

Received, thank you.

Gilbert Olgin

Pinal County, Senior Planner

85 N Florence Street

First Floor

P O Box 2973

Florence, AZ 85132

(Email) Gilbert.Olgin@pinal.gov

(P) 520-866-6452

(F) 520-866-6530

[Quoted text hidden]



Gilbert Olgin <gilbert.olgin@pinal.gov>

Hancock Homes

1 message

Marilyn Kellough <mgkello@gmail.com>
To: Gilbert.Olgin@pinal.gov

Sun, May 8, 2022 at 11:15 AM

I am a full time, 12 year resident of Solera.

I have seen the growth of homes and the congestion that follows. Hunt Highway is a "nightmare" most all day, any day of the week.

PLEASE do not add to the problem by rezoning the parcel that will add hundreds more cars daily to Hunt Highway.

Marilyn Kellough
Solera resident

Sent from my iPad



Gilbert Olgin <gilbert.olgin@pinal.gov>

Hearing by Pinal County Planning and Zoning Commission on 19th Day of May, 2022

1 message

Sharon TICKNOR <skticknor@msn.com>
To: "Gilbert.Olgin@pinal.gov" <Gilbert.Olgin@pinal.gov>

Tue, May 10, 2022 at 2:10 PM

Please, Please do not allow higher density designation for Hancock Communities.

I have been a resident of Solera at Johnson Ranch since 2007. This is a quiet residential area of retired folks 55 years and mostly older. We already have too much traffic on Hunt Highway and Gary Road. Finally we have a 4 lane road on Hunt Highway. Driving out of our community on Hunt Highway is always a risky, life threatening move. Now we are facing having more people just adjacent to our property. We need a more business type development there not a higher density community. Actually Gary Road is just about as bad because of the traffic to the school and frankly most people coming from that direction do not appreciate our older drivers coming out on that road either. Mostly they would like to run us off the road. We are just trying to get to Walmart where shopping is already a nightmare with all the shoppers that already live in this area.

I think it would be prudent to consider this community when you vote on this change.

Thank You for considering this request.

A 80 year old senior that loves her quiet neighborhood
Sharon Ticknor
[31176 N Orange Blossom Circle](#)



Gilbert Olgin <gilbert.olgin@pinal.gov>

Housing projects on Hunt Highway

1 message

Marsha Hartman <meharts74@gmail.com>
To: Gilbert.Olgin@pinal.gov

Tue, May 10, 2022 at 3:36 PM

As an Arizona resident living in San Tan Valley, I have great concerns regarding the housing projects (both single and multi-family) proposed along Hunt Highway. We already have a large single family subdivision in Promanade as well as another subdivision just to the north of Promanade. In addition to those two projects, I believe it will be difficult for Hunt Highway to support the multi-family units proposed for the Hancock project by Walmart. This is especially concerning as we have learned a large housing project is proposed for the area south of Thompson Rd and Hunt Highway as well as south of Golf Course Dr between Hunt Highway and Johnson Ranch Rd. I do not see a way to expand Hunt Highway so the amount of traffic these 5 developments will generate will be nothing short of dangerous. I understand the need for more housing as the area is growing. That said, I would hope the city planners would consider the wisdom of placing all these areas along Hunt Highway.

In addition, I have great concerns regarding the water supply. Is the infrastructure in place for this? Is there a plan to increase police/sheriff and first responders for coverage of the number of structures and residents this will bring to the area?

From a pure quality of life standpoint, this area should remain zoned for commercial. I believe all three areas are prime locations for small businesses, shops and restaurants.

Thank you
John and Marsha Hartman

Sent from my iPad



Gilbert Olgin <gilbert.olgin@pinal.gov>

Johnson ranch-hunt highway proposed development

1 message

Scott Hiles <sdhiles@gmail.com>

Sun, May 15, 2022 at 8:57 AM

To: bosdistrict4@pinal.gov

Cc: mike.goodman@pinal.gov, Gilbert.olgin@pinalcountyaz.gov

Please note my opposition to the proposed rezoning and subsequent development.

Many factors go into this point of view including traffic, density and resident expectations, all of which could comprise a 10 page brief.

I'll condense it at this point by asking that a no vote be registered on your behalf.

Thank you

Scott Hiles

30603 north coral bean dr

85143



Gilbert Olgin <gilbert.olgin@pinal.gov>

Multi unit housing projects

1 message

Ken Dentzien <kendentzien@gmail.com>

Sun, May 15, 2022 at 10:54 AM

To: mike.goodman@pinal.gov, bosdistrict4@pinal.gov, Gilbert.olgin@pinalcountyaz.gov

Hello Gentlemen,

I'm writing this to both of you (Mike Goodman and Jeff McClure) since I understand there are some redistricting boundary changes coming on July 1st. I am a Johnson Ranch resident and the purpose of this communication is to express my concerns about the developing density of San Tan Valley. My points are these:

1. I understand there are several multi-unit housing proposals on Hunt Highway being presented to the planning department, and ultimately to you for approval or decline. One is across from Fry's on Hunt Highway/Johnson Ranch Blvd, the other is a larger parcel by Dairy Queen on Hunt Hwy near Thompson Rd. and not far from San Tan Flat. These parcels are currently zoned as commercial/retail. I oppose any rezoning of these areas into multi-unit, higher density or any other kind of residential housing because:

- Hunt Highway is a constricted mess with too many cars and too few lanes. While it SHOULD have received at least 3 lanes on each side like many of its surrounding peer roads (Ironwood, Power, Ellsworth, Riggs), for some unknown reason this road labeled as a "highway" has only two lanes in and two lanes out.
- The Johnson Ranch Blvd. The road leading out of Johnson Ranch through a traffic circle and up W. Golf Club Dr. to the Hunt Highway/Bella Vista intersection is already severely restricted and congested now. With more multi-unit houses put there will only make a current nightmare even worse.

2. The second reason these areas should be left as commercial and shopping zone designations is because WE NEED commercial and shopping/retail stores and restaurants. We DO NOT need any more car washes, gas stations, tire stores, fast food or storage business. If you rezone these areas described that are directly on Hunt Highway you will forever eliminate the land needed for this area onto which needed shopping/retail and other commercial businesses can be built. What we need are other commercial businesses, casual dining restaurants like Chile's or Applebee's (please, no more fast food), retail shops and other amenities that increase the value of an area. All you have to do is look at what Queen Creek has done on Ellsworth and Riggs with the Fry's that just went in there. It is now exploding with retail businesses currently being built.

While some density housing may be needed to support the rapid growth demand and I support that, it shouldn't be right on Hunt Highway. Even The Pinal County Comprehensive Plan recommended that. Lastly, good job on finally getting Home Depot going across from Walmart. Well done!! But don't sell out this Hunt Highway corridor in San Tan Valley by re-zoning sections of it to multi-unit density housing and abide by the Pinal County Comprehensive Plan.

Please...VOTE NO when asked.

thank you

Ken and Karen Dentzien
Johnson Ranch Resident



Gilbert Olgin <gilbert.olgin@pinal.gov>

Oppose PZ-PA-013-21 PZ-PD-022-21

1 message

mi2az03@cox.net <mi2az03@cox.net>

Mon, May 16, 2022 at 3:28 PM

To: mike.goodman@pinal.gov, stephen.miller@pinal.gov, kevin.cavanaugh@pinal.gov, jeff.serdy@pinal.gov,
jeffrey.mcclure@pinal.gov, planningdivision@pinal.gov

Cc: gilbert.olgin@pinal.gov, steve.abraham@pinal.gov

As a resident of Johnson Ranch, I am writing to request that the proposal to rezone a section of land in Johnson Ranch along Hunt Highway be rejected. It is my understanding that this has been zoned commercial for a number of years, and now there is a proposal to change it not just to residential, but high density residential. This is not what the existing and new residents in the area expect for this location. Having a commercial property, or several, like the ones recently opened will only expand our access to other services such as restaurants, medical offices, etc. Changing this into a high density residential area will create a massive traffic situation. I am sure a traffic mitigation survey was done prior to the creation of the traffic circle at the entrance to Johnson Ranch and am curious if the additional traffic demand by such a project was taken into account. For many at the north end of Johnson Ranch, there isn't another easy access to exit the sub except through that circle. While the circle has improved the traffic, there are still plenty of times with backups in many of the directions. When you add school busses, or perhaps even emergency vehicles trying to get into the area, it becomes even more congested.

This additional traffic could deter emergency vehicles needing access into Johnson Ranch.

The Fry's store across the street has trouble keeping stocked now, and will be worse if you add more residents to the area.

There is also the concern of water supply; we don't need a high density demand on our limited water.

Additionally, this type of building should not be done on the main highway in the area, but built somewhere back off of a main street with more ingress and egress options.

Thank you for your time and consideration; I hope these concerns and those expressed by many of the residents in this area will be enough for a rejection of this proposal in any form that comes to your attention.

Respectfully,

David and Patricia Beckwith

Johnson Ranch residents



Gilbert Olgin <gilbert.olgin@pinal.gov>

OPPOSE: PZ-PD-022-21 Hancock Communities

1 message

Jeanne Stockton <geenee51@yahoo.com>

Thu, May 5, 2022 at 8:53 AM

Reply-To: Jeanne Stockton <geenee51@yahoo.com>

To: "gilbert.olgin@pinal.gov" <gilbert.olgin@pinal.gov>

Cc: Gary Modlin - Solero <gmodlin@yahoo.com>, Mike Goodman <mike.goodman@pinal.gov>

Mr. Olgin,

As a homeowner in Johnson Ranch, I am requesting that you reject the application to change the density of the homes to be built on this parcel. This area is very congested with traffic on any given day, especially when the seasonal residents are here.

The addition of a traffic light does nothing to improve the traffic flow but actually impedes it. This will cause frustration for those who travel this on a daily basis. Adding more vehicles without adding additional traffic lanes will be a safety hazard as more people race to make the lights.

Thank you for your consideration.

Jean Stockton

[Sent from Yahoo Mail on Android](#)



Gilbert Olgin <gilbert.olgin@pinal.gov>

OPPOSITION TO HANCOCK COMMUNITIES ZONE CHANGE REQUEST

1 message

Dave Ramsey <daveramseybend@gmail.com>
To: Gilbert.Olgin@pinal.gov

Tue, May 10, 2022 at 2:32 PM

Gilbert,

We are residents of San Tan Valley living in Solera at Johnson Ranch. We would like to go on record that we oppose Hancock Communities request to change the zoning on Hunt Highway (between Stone Creek Dr & Tumbling River Rd) from Commercial to Residential.

We feel it is detrimental and we will lose many potential businesses that would be beneficial to all of us living in San Tan Valley.

We also oppose residential zoning due to traffic impacts and concerns that will occur with adding more cars to the already overflowing highways and streets. Plus, the water shortages are only worsened with the additional housing proposed.

Residents of San Tan Valley currently drive 25+ minutes to Queen Creek in order to access much needed shopping & restaurants today. We need more retail, restaurants and shopping nearby for all our residents.

Please do not change the above commercially zoned property to Residential. We need more infrastructure not houses!

Thank You,

Dave and Tara Ramsey

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Dave

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Gilbert Olgin <gilbert.olgin@pinal.gov>

Opposition to Hancock Communities

1 message

Deborah Reiss <gd.reiss@yahoo.com>
To: Gilbert.Olgin@pinal.gov

Tue, May 10, 2022 at 1:24 PM

Gilbert,

We are residents of San Tan Valley living in Solera at Johnson Ranch. We would like to go on record that we oppose Hancock Communities request to change the zoning on Hunt Highway (between Stone Creek Dr & Tumbling River Rd) from Commercial to Residential.

We feel it is detrimental and we will lose many potential businesses that would be beneficial to all of us living in San Tan Valley.

We also oppose residential zoning due to traffic impacts and concerns that will occur with adding more cars to the already overflowing highways and streets. Plus, the water shortages are only worsened with the additional housing proposed.

Residents of San Tan Valley currently drive 25+ minutes to Queen Creek in order to access much needed shopping & restaurants today. We need more retail, restaurants and shopping nearby for all our residents.

Please do not change the above commercially zoned property to Residential. We need more infrastructure not houses.

We are ver much opposed to this It would greatly impact quality of life and would bring bring down the value of our homes.

Thank you.
Gary and Deb Reiss
[31755 No. Poncho Ln.](#)
[SanTan Valley, Az. 85143](#)



Gilbert Olgin <gilbert.olgin@pinal.gov>

Opposition to Hancock Re-zoning

1 message

grclark03@aol.com <grclark03@aol.com>
Reply-To: grclark03@aol.com
To: "Gilbert.Olgin@pinal.gov" <Gilbert.Olgin@pinal.gov>

Tue, May 10, 2022 at 2:24 PM

Dear Mr. Olgin,

I am a resident of Solera at Johnson Ranch in San Tan Valley. I oppose the Hancock Communities request to change the zoning on Hunt Highway next to Solera from Commercial to Residential.

I feel that we need more businesses in San Tan Valley and the zoning change would increase traffic congestion into an already congested area. There are substantial housing developments already under construction and more should be done to bring businesses into the area.

I hope that the proposed meeting isn't just for show purposes and that the decision has already been made to grant the zoning change.

Please do not change the above commercially zoned property to Residential.

Sincerely,

Gary R. Clark
[1153 West Desert Aster Rd.](#)
[San Tan Valley, AZ 85143](#)