

# P.R.S.

## PLATINUM REALTY SERVICES INC.

10000 UNIVERSITY DRIVE PRESCOTT VALLEY, ARIZONA

June 6<sup>th</sup> 2023 Neighborhood Meeting Minutes

1. Rebecca Look      4034 N. La Jolla Drive

Concerns over the increase in traffic and who pays for any lights or stop signs. Is also concerned about water usage. Is looking for a compromise is not for the project has it was presented.

2. Deborah Lane.      3919 N. Constance Dr.

Concerns traffic, adding lights and noise. Would like to see the project in another location.

3. Caren Wormser.      No Address left

Does not want to see the property re-zoned. The land is for public use. Is also concerned about water usage, upset that we are proposing a rental community. The growth is too fast in Prescott Valley.

- 4.. Brianne Wolcott      4300 N Kearny Dr.

She respectfully asks if we could move the project elsewhere. She wishes to keep the community small, is concerned about traffic and water usage. Does Not support the project.

5. Christina Wolcott.      No Address

Does not support the project in any way.

6. Gerald & Dolly Naura.      4212 N. Cypress Cir.

They are opposed to having a rental community because it will impact the property values for the Superstition Hills property values.

7. Patricia Betzhold. No Address Given  
She was suggesting that the town did not require an environmental impact report or a traffic study. We did show the traffic study at the meeting.

8. Bill & Sara Vittal. 4521 N. Sheridan Lane  
Did not leave comments.

9. David Morningstar. 9773. E. Juniper Circle  
No Comments.

10. Michael & Alicia Dougherty. 4250 Sheridan Lane  
Zoning Meeting, he will attend. Alicia would like to have input from the council and mayor.

11. Rick & Carol Kenner 9834 E. Sagebrush Dr.  
Did not leave comments.

12. Diane Pratt 4421 N. Lodgepole Ct.  
Did not leave comments.

13. David Towles 9976 E. Texas Dr.  
Did not leave comments.

14. Teri Hancock 9734 E. Catalina Dr.  
No Comments

15. Susan Leaman. 9601 E. Catalina Dr.  
Is concerned over the construction vehicles ruining their entrance to the community. Also, they want to know if the Zoning meeting will be advertised.

16. Jamine Tolly 4636 N. Cherokee  
"No No and Triple No to the project" Also, she has lived in the neighborhood for 13 years.

17. Tom & Vicki Goldenetz 4300 North Drive  
No Comments

18. Laura White                                      No Address Given  
Was asking about the future of expansion? We mentioned that we had no other plans at this time.

19. David & Barbara Peterson.    9470 E. Magma Dr.  
No Comments.

20. Nick & Haley Hanson                      9546 E. Superstition Dr.  
No Comments

21. Jane & Ernest Del Ri                      4369 N. Kearney Dr.  
No Comments

22. Debbie & Andy O'Brien                  4500 N. Cypress Cir.  
They agree and support the project.

23. Mr. & Mrs. David Whitehead.    9900 E. Magma Dr.  
Thought the meeting was poorly conducted by me. An unruly audience and was not happy with the sound system. Does not want to see the property rezoned. The neighborhood is a single-family neighborhood. Wants the neighborhood to remain quiet.

24. Ellen Hoydis                                      8361 N. Sunset Ridge  
"No to this project"

25. Samantha King                                  3749 N. Zircon Dr.  
Would like us to develop somewhere else. "Do not ruin my home" does not believe University can support are proposed use.

26. Garrett Cummings.                          3717 N. Zircon  
Concerns, too much water usage, traffic on Superstition and only one road in. Needs another road in/out.

27. Francis & Loren Reeves                  4410 N. Plainsman Way  
Questions the traffic on Superstition? Water Shortage? They do not want rentals and believe this is an irresponsible development.

Concerned over Traffic and the disruption it will cause. Also, concerns over Water and wants to leave open land..... I explained we are not building on land that has not already been developed.

1. Why can't an exit for the project be built to take traffic out to Mendocino/Florentine?

3. How many employees will be employed and adding traffic.

\* Do not want this project! Biggest concern is Water and traffic. “Why was the ADT on the traffic study’

Is worried about Traffic.

“We will have a water problem with the buildings use. Is OK with the old building but not the new buildings”

Project needs better ingress and egress. Needs a second road and the roads need to widen on University Drive with sidewalks. A Traffic signal and walking trails along the state land.

### 1.Fire Code Access In/Out?

### 3. Emergency Services

## 5.Employee Traffic?

6.Planning and Zoning Commision meeting Date?

35. Ed Moody 9649 E. Glancove Cir.  
Opposition to rezoning on university.

36. Collen Moody 4051 N. Superstition Ct.  
 "This development is a bad idea! It will bring to much traffic and too much strain on resources"

37. Ruthie Carter 4351 N. Sheridan Lane  
"I do not want this development in my neighborhood"

38. David & Ruth Kohler                      4551 N. Teepee Rd.  
 Introductions and microphones were inadequate. I would like to see a moderator  
 to set the rules of order upfront. Wants to know the process through the  
 Town/County. Also,

1. Needs and additional ingress/egress
2. What is the future of Superstition Rd.?
3. What fore protection (wildfires)

(We did set ground rules. The People keep asking questions over us).

39. Julie Darden. 4361 Kearny Cir.  
No Comments

40. Cynthia Gates 4348 N Kearny Cir.  
No Comments

41. Donna Briggs 4580 N. Teepee Rd.  
No Comments.

4201 N Rawhide Cir.

“Concerns over water availability and use of Superstition, the only street entrances for the neighborhood and only be negatively impacted”.

### 43. Denis Weber

4601 N. Lodgepole Ct.

#### 44. Brent & Bonnie Larson

9080 E. Ironwood Cir.

#### 45. Pennie & James Alexander

4149 N. Kearney Dr.

46. Patricia Buel

4240 N. Tonopah Dr.

## 2. What are the steps before final approval?

## 47. Puala Putao

4370 N. Cinnabar Dr.

She will attend the Zoning meeting.

Does not believe this project has been well thought out

The road is a fire hazard.

48. Megan & George McClanahan 3930 N Catherine Dr.

“This will destroy the peace of the neighborhood, the noise, traffic, and safety of our children will be at stake. Opposed to the construction plan on Superstition.

Stores will become even more full of rude people, there are so many people against this”.

"I am completely against this development. I moved here due to the peace and openness. The infrastructure does not support this development, especially the apartment complex. The traffic is unsafe during rush hour. It is becoming unsafe to walk our dog".

50. Rosemary Cardwell                      9420 E. Magma Dr.  
University Dr. Development/ Opposed!

51. Lori & Jeff Riden                      9601 E. Glen Gove Cir.  
Concerns over water and traffic issues

52. Doug Lewis Jr.                      4167 N. Kearny Dr.  
1. traffic conditions are a concern, specifically during construction.  
2. Additional Noise, lights and property values impact are concerning.  
3. Safety conditions on the road.  
4. Water issues impact on the longevity of the water table.  
5. concern about further development in the town and superstition area causing negative impact on existing residential.

53. Gibert Cook                      4034 N. La Jolla  
Traffic and damage to the streets from construction trucks.

54. Danet Leal                      4233 N Cholla Dr.  
Traffic will be a nightmare.

55. Carol Pritchett                      8282 N Zephyr Cir.  
1. " I don't want all the homes to become rentals"  
2. Does not believe the water usage will work. Renters and apts. Do not pay for water.  
3. The roads are not good for emergency's

56. Marilyn Alumbaugh                      4085 N. Sheridan Lane.  
Concerns water, wildlife, access in and out for traffic, length of time to build.

57. Patty Aiken

4101 N. Tonopah Dr.

1. Concerns over streetlights, Hope they will be low beam. (Yellow) Wants to be able to walk out and see the stars. The reason she bought her 17 years ago.

2. Kids ride bikes. It is a main road out of the neighborhood.

"Traffic on Superstition if there and emergency. There was no traffic study test for 24 hrs. On Superstition. I left and it was not there, I returned, and it was there. I live on Tonopah Dr., never saw one. We are out of the neighborhood a couple of times a day between and there was not a 24 hr. traffic study.

58. Howard Mayers

4049 N. Cholla Dr.

No Comments.

59. Peggy Hand

4365 N. Cinnabar Dr.

1. Superstition is already overused.

2. Water will not be regulated in a rental community, and we do not need or want development in Superstition Hills.

3. We want a adequate notice of zoning, water, development meetings.

60. Charlotte Stevens

4435 N. Cinnabar Dr.

Sujoerstitionhills.com. Zoning Meeting.

61. Paula Kelly

4336 N. Kearney Dr.

NO comments.

62. Luke Thomas

9821 Catalina

Noise, traffic, Water.

63. Jim Henry

8282 Zephyr Cir.

No Comments.



64. Barbara Holman 4084 N. Sheridan Ln.  
No Comments.

65. Anna Borchardt 4080 N. La Jolla Dr.  
Would like to know the impact on wildlife, Cattle, and other natural state is right now. "I vote No!"

66. Steve & Jean Sabo 4160 N. Sheridan Lane  
No Comments.

67. Charlotte Brauning 3765 N. Zivon Dr.  
"We don't want it"

68. Diana Alexander 9685 E. Magma Dr.  
"We do not want you here"

69. Gretchen & Barry Donnell                      9901 E. Superstition Dr.  
Please keep them updated on the outcome of the meeting and any other future meetings.

70. Virginia Scudder 3599 N. Mountain view Dr.  
I am overly concerned about the drainage from the project. The school already causes drainage and flooding on their property. This is an ongoing problem. What about Sewer? The lower part is still on septic.

71. Teresa Ashmore 4084 N. Prospect Cir.  
1. Traffic will not handle  
2. Water- not available (Grey water is not potable)  
3. Fire Danger with only one road.

72. Isabella Fabrie 4121 N. Bonita Way  
No Pools and No buildings.

73. F. & H. Roeper 4035 N. Saratoga Dr.  
See us at the zoning meeting.

74. Gary Casey Did not leave address  
"This is a great development for LA or SF. Please build their"

75. Tim Reynolds 4016 N. Tonopah Dr.  
Water, Traffic, and quality care for seniors.

76. Kathy Laforce 4280 N. Ridge Cir.  
"Shut this horrible development done"

77. Kathleen Pendell 9885 E Sagebrush Dr.  
Concerns of Traffic, Water, lack of access and wildlife. Only 83 notices were sent out. No city or other personnel here.

78. David Wilson & Neta Dewilde 4041 N. Papago Ln.  
Oppositions to the proposed site plan, IPR -1, Senior Living Community Prescott Valley. "Go back to California". Do not want complex.

79. James & Diana Gamble 4016 N. Kearny Dr.  
What are the plans made to improve the infrastructure (roads) in the area?  
"Do not want" Rented homes do not have to pay for water.

80. Cheryl McLeod & John McLeod. 4040 N. Papago Ln.  
Superstition Hills does not want this. Too much traffic and not enough water in the future. Current laws are different for rentals & private citizens. Do not rezone or approve major development. Negative impact to our neighborhood.

81. Ronald Sinsel 4087 N. Saratoga Dr.  
"No to NC Senior Living Community"

82. Rex & Diane Reel 4330 N. Cypress Cir.  
Concerned about traffic impact on Superstition and Sheridan Ln.

83. Amanda Zeman 4180 N. Sheridan Ln.

1. Concerned that Sheridan to Fain becoming a speed zone.
2. Fire exit from the development is also a concern.

84. Joe & Judy Walker 4066 N. Tonopah Dr.

We object to this project due to superstition rd. being already too narrow and dangerous, and not enough water.

85. Susan Settergren 9950 E. Sagebrush Dr.

Please listen and do not rezone this area. Nobody wants it. Except to those who will make lots of money \$\$\$\$.

86. Jane Morin 3901 N. Constance

1. traffic on Superstition
2. H2O
3. landscaping

87. Monte Hale 4420 N. La Jolla Dr.

1. Water- do not let them use the water loophole. Because you can does not mean you should.
2. Noise- Spend an evening here, incredibly low noise.
3. Our wildlife will be gone.
4. Traffic/congestion/crime/ambulances

88. Mike & Elizabeth Smith 4100 N. Papago Ln.

1. Fire Hazards
2. Opposed to University Dr. Construction plan
3. Open another Road to the south.

89. Brain (cannot read spelling) 4375 N. Bonita Way

1. Roads
2. Water
3. traffic study was paid for by buyer, (that is a joke)

90. John & LeOre Trevor                      4060 N. Bitter well dr.

1. Need better/second access road.

2. Water?

3. Who takes care of the rentals? (We stated that the community will maintain all cottages and facilities)

4. Notices for zoning meeting.

"You are secretly trying to push this through and change the entire town of P.V.

91. [Blockk52@yahoo.com](mailto:Blockk52@yahoo.com)

Traffic Study? Wants one sent. I said I would send it.

## Meeting Notes

The overall theme to the evening was one of not wanting anything at this site. Everyone made the same points about traffic, water, and access. We tried to do the presentation, but the group wanted to take it in a different direction and ask questions. Most of the people do not want to hear about the traffic study or refuse to believe it. We tried to talk about how the rezone would be a benefit to the neighborhood and has far impact an economic benefit. People would not accept, thought that we were pushing this on them. We understand their concerns and hopefully we can come to an understanding that this is the best scenario possible for the community.

There were other comments made with no names or contact information. They range from there are too many assisted living communities in Prescott Valley to ruining the Antelope habitat. Mr. Fain is waiting on this so he can develop his properties. There was a suggestion to lock the gate at the university and build a road to Fain Highway. We were also told to go back to California.

Overall, our proposal is the best proposal for this property and is best for the Traffic and water impacts. The proposal we are presenting will also be the lease impactful for the quietness and solitude of the community. We just need to get that point across better.

- Some of the spelling was not legible, we did our best to translate it, but there may be some mistakes.