

## NEIGHBORHOOD MEETING NOTES

**Project:** Melcor Development-La Privada  
RICK Engineering Company Project No. 4684B

**Meeting Date:** June 6, 2018  
**Prepared By:** Dawn Fortuna, AICP

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As part of the public participation rezoning process, a neighborhood meeting was held to provide area residents an opportunity to obtain information for the La Privada development. Chris Patton from RICK Engineering represented Melcor Develop to answer questions that arose. Alexandra Lestinsky from the City of Goodyear was in attendance as the meeting facilitator. Below is a summary of items covered for documentation and potential future action.

**Notification**-Some residents indicated that they had not been notified prior to the meeting. Notifications lists are generated from the Maricopa County Assessor's records.

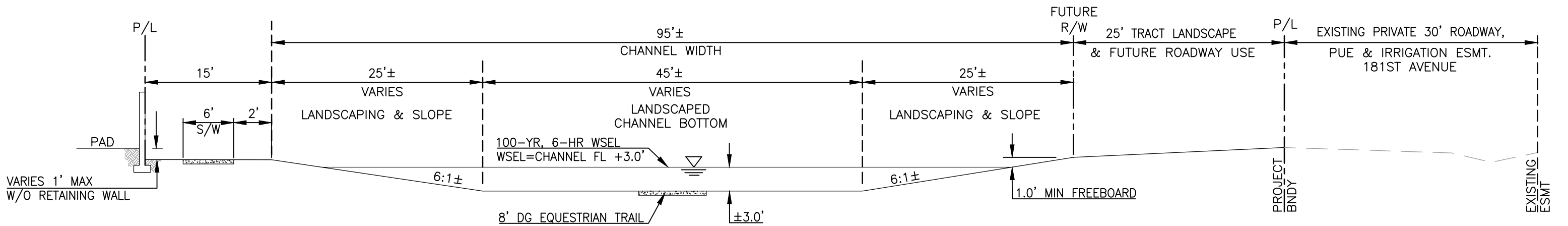
**Dust Concerns**-Residents were concerned that future La Privada homeowners will complain about dust generated from 181<sup>st</sup> Avenue which is dirt. Additionally, concerns were expressed regarding the maintenance of the trail adjacent to 181<sup>st</sup> Avenue. This trail will be maintained by the La Privada HOA. These items will be disclosed to the future La Privada home purchasers via their Subdivision Disclosure Report (Public Report) and/or the HOA documents and buyer disclosure(s).

**Animal Complaints**-Adjacent residents were concerned that future La Privada homeowners will protest the existing animals such as chickens and horses. These items will be disclosed to the future La Privada home purchasers via their AZ Real Estate report and/or the CCRs and buyer disclosure(s).

**Utilities**-Folks inquired if there would have upgraded utilities such as Cox or Century Link. Their existing electric poles are quite old and they experience outages during high winds. Unknown at this time. Melcor will know more once they are further along in plan design.

**White Tank Mountain Views**-The neighbors are concerned that their views of the White Tanks will be obscured by the development. As part of their discussion, they asked if the homes adjacent to the channel could be limited to single story. Chris Patton indicated that a cross section to reflect the separation between 181<sup>st</sup> Avenue and the homes could be provided. The cross section has attached to this memo. Melcor cannot guarantee a 1-story requirement at this time for these lots but will continue to take this request under advisement.

**Adjacent Zoning**-Adjacent neighbors asked that the lots adjacent to 181<sup>st</sup> Avenue be considered for only R1-7 zoning. 2/3 of the lots adjacent to 181<sup>st</sup> Avenue are currently designed as 70' wide lots. No other changes anticipated.



SECTION E-E  
S. 181ST AVENUE WITH  
EQUESTRIAN TRAIL & CHANNEL  
NTS