

Citizen Participation Final Report
for

M R Tanner Mining

Minor General Plan Amendment and Rezone

Located along the Agua Fria River between Bethany Home Rd and Glendale Ave

GPA24-01 and ZON24-01



May 15, 2024

Submitted by
Gilbert Blilie PLLC
701 North 44th Street
Phoenix, Arizona 85008
(480) 429-3000

Purpose of Request

Gilbert Blilie PLLC, on behalf of M R Tanner Mining, Inc, is requesting a Minor General Plan Amendment from Parks and Open Space (POS)/Low Density Residential: 1 - 2.5 du/ac (LDR 2.5) to Heavy Industrial (HI) and a Rezone Request from A-1 to M-2 with a Special Use Overlay for the operation of a sand and gravel mine across an approximately 48-acre property located along the Agua Fria River between Bethany Home Rd and Glendale Ave (referred to herein as the "Property"). The City of Glendale awarded MR Tanner Mining, Inc a Real Property Purchase and Sale Agreement during the City's regular City Council hearing on November 28, 2023 the right to purchase the Property, which consists of portions of APNs 501-55-003B, 501-55-002A, and 501-55-012C.

The sand and gravel mining operations planned for the Property will excavate unconsolidated sand and gravel resources for processing at the existing crushing, washing, and sorting plant on the adjacent M R Tanner property. Excavation will occur on approximately 86 acres which includes the Property and a contiguous property owned by M R Tanner, APN501-55-011C, as shown on the site plan submitted with this application. The sand and gravel material excavated will be placed in off-road trucks and transported to M R Tanner Mining, Inc's adjacent site to the west. Finished products will be transported from the M R Tanner property similar to construction materials presently mined and processed on the El Mirage property.

Operations on the Property will include material excavation using traditional tracked or wheeled excavators and transport to the adjacent M R Tanner property using off-road trucks for processing. There will be no blasting or use of explosives to mine or process materials and there will be no infrastructure or utilities constructed or used on the Property.

Citizen Participation Plan Overview

Affected Parties

The Citizen Participation Plan discussed the primary parties potentially affected by the approval of these applications, including:

- City of Glendale to the north, and also happens to be the current property owner of the Property
- MR Tanner Mining, Inc to the west, the successful bidder for the purchase of the Property and applicant for these planning requests
- Gravel Resources of Arizona to the east, which consists of an equivalent mining operation as proposed with these requests
- Arizona State Trust land to the south, which also appears to be mining the Agua Fria river corridor

Notification

The Citizen Participation Plan also covered the notification procedures for informing the affected parties of the project and the requests. This included the following:

- The applicant mailed notification letters on April 25, 2024 to those affected parties identified as part of this project, all property owners within 600 feet of the site, and other stakeholders and HOA representatives and other stakeholders/interested parties as deemed appropriate by City of Glendale Staff. This notification letter provided information to recipients of the applications we submitted and invited them to the scheduled neighborhood meeting, which was held on May 13, 2024 (see **Exhibit A, Affidavit of Mailing**).
- A public notice sign was posted along Glendale Avenue on April 26, 2024 providing information related to the request and details for the neighborhood meeting (see **Exhibit B, Affidavit of Posting**)

Public Comments

Gilbert Blilie PLLC provided the City of Glendale Staff summaries of any responses from neighbors, HOA representatives, stakeholders, and other interested parties upon receipt, as well as any other feedback received throughout the duration of the project. All feedback from the public received to date is cataloged in this Citizen Participation Final Report.

Neighborhood Meeting

Gilbert Blilie PLLC hosted a neighborhood meeting via Microsoft Teams on Monday, May 13, 2024 at 6:00 pm to discuss the applications submitted to the City of Glendale and the proposed mining operation on the property. Notification letters inviting the neighbors and stakeholders to this meeting were mailed on April 25, 2024, along with a notification sign posting on Glendale Ave on April 26, 2024. There were no participants present at the neighborhood meeting, resulting in no comments being made regarding the project from the public.

Public Comments

The City of Glendale received only one call from the public commenting on the applications. This individual was concerned with losing open space in the City. However, the site today is not zoned for open space and would not be useable open space as it sits today considering the property is virtually completely surrounded by other mining uses or abandoned mining pits.

However, once it is determined that the appropriate unconsolidated sand and gravel resources have been excavated from the property, per the Reclamation Plan prepared for this mining operation, the site will be reclaimed back to its purpose as a primary floodway of the Agua Fria River and dedicated as open space in perpetuity. The Reclamation Plan will be approved by the ASMI and will include a suitable financial assurance mechanism to guarantee that planned reclamation efforts are conducted in the event of default.

Schedule

First Citizen Participation Plan Submittal:	January 24, 2024
Implementation Date:	April 24, 2024
Citizen Participation Final Report Submittal:	May 31, 2024



Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) GPA24-01, ZON24-01

Project Name: MR Tanner Mining

I, Kurt Waldier certify that I am the authorized applicant /

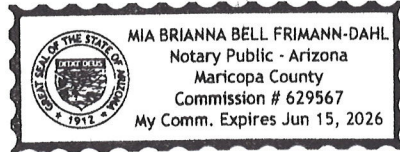
representative to the City of Glendale for the above application and do hereby affirm that notice, as required for the case noted above, has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: Kurt Waldier

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA



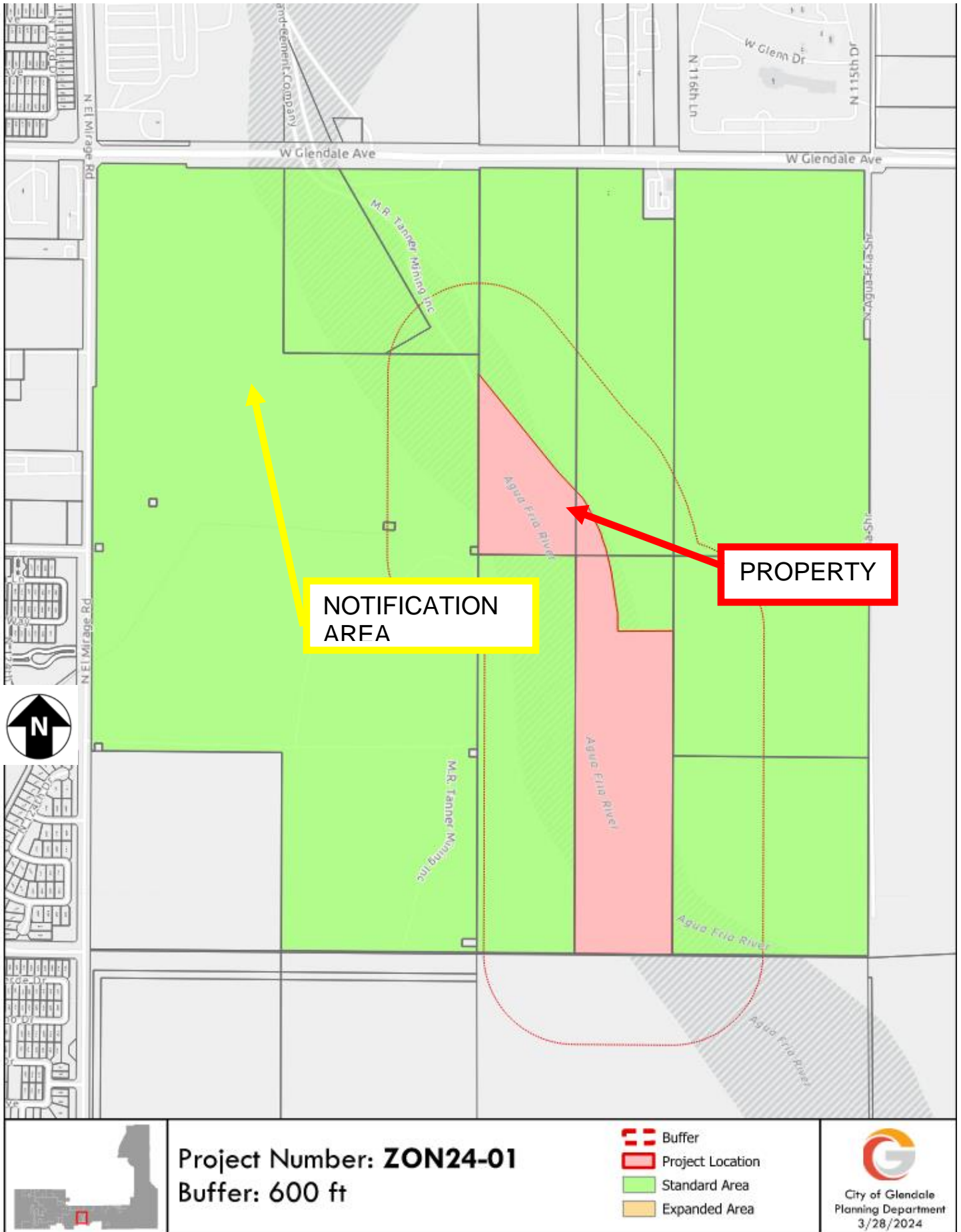
The foregoing instrument was acknowledged before me this 29th day of April, 2024.

Mia Frimann-Dahl
Notary Public

My Commission Expires:

June 15th, 2026

Mia Frimann-Dahl



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GILBERT BLILIE

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3100

Kurt Waldier
DIRECT (480) 429-3061
E-Mail Address: kwaldier@gilbertblilie.com

FILE NUMBER
100884-000001

April 25, 2024

Dear neighbor:

This letter is to inform you that I am applying for a Minor General Plan Amendment and Rezone application with the City of Glendale. The property is located along the Agua Fria River between Bethany Home Rd and Glendale Ave in the Yucca District.

The purpose of this request is to amend the General Plan Land Use Map for an approximately 48-acre property from Parks and Open Space (POS)/Low Density Residential: 1 - 2.5 du/ac (LDR 2.5) to Heavy Industrial (HI) and to amend the Zoning Map from A-1 to M-2 with a Special Use Overlay for the operation of a sand and gravel mine in connection with the adjacent active sand and gravel mine to the west.

I have included a site plan with this letter for your review. A neighborhood meeting will take place virtually via Microsoft Teams on Monday, May 13, 2024 starting at 6:00 PM. The meeting access information is enclosed with this letter. If you are unable to attend, please write, email, or call me at kwaldier@gilbertblilie.com or (480) 429-3061. You may also contact Christina LaVelle with the City of Glendale at (623) 930-2553.

For additional details about this project or to be added to the Interested Parties mailing list, scan the QR code:



Sincerely,

GILBERT BLILIE PLLC

A handwritten signature in blue ink that reads "K+ Waldier". The signature is written in a cursive, stylized font.

Kurt Waldier, AICP

Enclosed: Meeting Access Information, Site Plan

Microsoft Teams Access Information

Topic: Three Rocks Neighborhood Meeting

Date: Monday, May 13, 2024

Time: 6:00 PM (Arizona)

Join Meeting Link: <https://tinyurl.com/ThreeRocksMTG1>

Meeting ID: 242 483 705 05

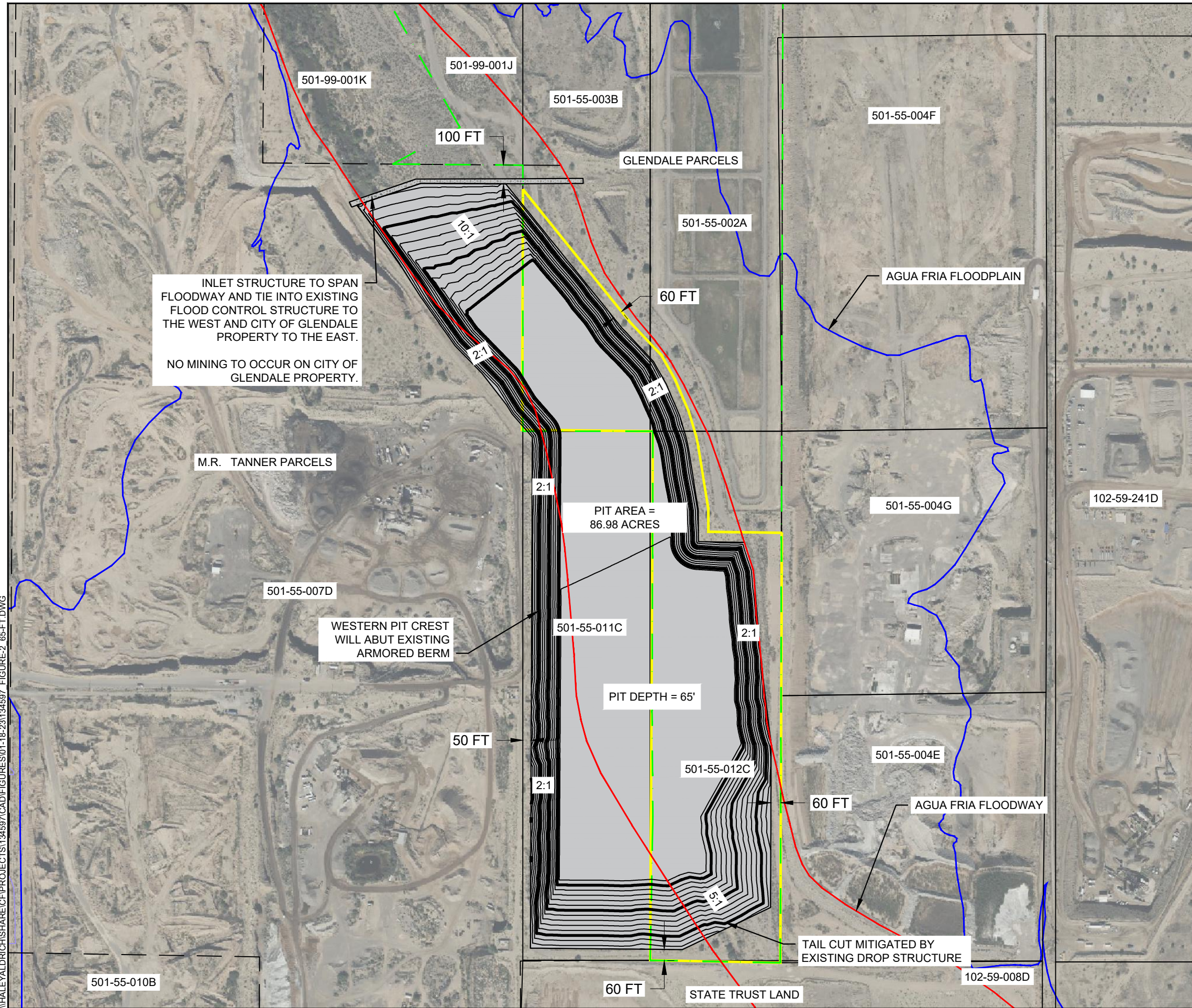
Passcode: wy7ryK

Registration Required: You will be prompted to register when you join the meeting.

Dial-in by phone: 469-998-7648

Phone conference ID: 172 226 156#

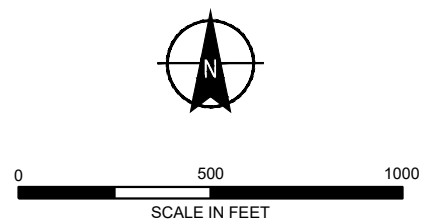
Saved by: BBENNEHOFF Printed: 1/24/2024 4:14 PM Sheet: FIG. 2 (2)
\\HALEYALDRICH\SHARE\CF\PROJECTS\134597\CAD\FIGURES\01-18-23\134597 FIGURE-2 65-FT.DWG



- LEGEND**
- FLOODWAY
 - FLOODPLAIN
 - GLENDALE PROPERTY BOUNDARY
 - PROPERTY BOUNDARY
 - REVISED LEGAL DESCRIPTION BOUNDARY

- NOTES**
- EXISTING & PROPOSED CONTOURS PROVIDED AT 5 & 25 FOOT INTERVALS.
 - ALL PROPERTY BOUNDARIES ARE APPROXIMATE.
 - BACKGROUND AERIAL IMAGERY SOURCE: BING

DRAFT



HALEY ALDRICH M.R. TANNER MINING
GLENDALE PROPERTY
GLENDALE, ARIZONA

CONCEPTUAL PLAN OF
DEVELOPMENT

SCALE: AS SHOWN
JANUARY 2024

FIGURE 2



PLANNING DIVISION

AFFIDAVIT OF POSTING

Case No. GPA24-01, ZON24-01 / MR TANNER MINING

Project Name: _____

___ Planning Commission

___ Glendale City Council

I, Tyler Walker, being first duly sworn upon oath, state that
on 04/26/24 I posted 1 hearing
notice(s) for hearing date May 13, 2024.

Applicant/Representative Signature: 

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

Subscribed and sworn to before me 04/26/24




Notary Public

My Commission Expires:
5/31/27

PUBLIC NOTICE **NEIGHBORHOOD MEETING**

PROJECT # / PROJECT NAME: GPA24-01, ZON24-01 /
MR TANNER MINING

PROJECT REQUEST: AMEND THE GENERAL PLAN LAND USE
MAP FOR AN APPROXIMATELY 48-ACRE PROPERTY FROM
PARKS AND OPEN SPACE (POS)/LOW DENSITY RESIDENTIAL:
1 - 2.5 DU/AC (LDR 2.5) TO HEAVY INDUSTRIAL (HI) AND TO
AMEND THE ZONING MAP FROM A-1 TO M-2 WITH A SPECIAL
USE OVERLAY

NEIGHBORHOOD MEETING DATE/TIME: MAY 13, 2024 AT 6:00 PM

MEETING LINK: [HTTPS://TINYURL.COM/THREEROCKSMTG1](https://tinyurl.com/threerocksmtg1)

APPLICANT CONTACT: KURT WALDIER,
(480) 429-3061, KWALDIER@GILBERTBLILIE.COM

CITY CONTACT: CHRISTINA LAVELLE,
(623) 930-2553, CLAVELLE@GLENDALEAZ.COM

COMMENT PERIOD CUTOFF: MAY 31, 2024



April 26, 2024 at 8:32 AM
W Glendale Ave, Maricopa County