



## Comprehensive Summary of Neighborhood Meetings

Project: East of Sanctuary at Silverhawke (NE Intersection of 1st Avenue and Naranja Dr.)

Location and Time: Town Hall and online from 6-7:30

Dates: 1st Neighborhood Meeting held on: November 20, 2023

**Staff Contact:** Alex Chavez, [achavez@orovalleyaz.gov](mailto:achavez@orovalleyaz.gov) or 520-229-4814

**Applicant Contact:** Rob Longaker, WLB Group, [rlongaker@wlbgroup.com](mailto:rlongaker@wlbgroup.com) or 520-881-7480

Staff's and the applicant's presentations are available online at [OVprojects.com](https://ovprojects.com).

**Next Steps:** Formal applicant submittal, 2nd neighborhood meeting to be determined.

### Questions and Comments

During the neighborhood meetings, participants identified concerns and discussed design solutions to mitigate the concerns. A summary of the neighborhood meetings is provided below. Recordings of each meeting are available online at [OVprojects.com](https://ovprojects.com).

**Additional questions or comments: Please contact Alex Chavez with any additional questions or comments.**

## 1st Neighborhood Meeting: Attended by 47 people

Questions		Comments or Concerns					Compromises / Design Changes		
		Traffic	Design	Environment	Grading	Other			
What can Town council do to address concerns and stop this project?	Where can details on the access agreement be found?	How is the road crossing the floodplain going to be designed/built?	Has any thought been given to access via another method?	These ridges protect my view, I don't want building upon them. Please show the final contours	Was a bridge, ever required?	I have concerns about the impact to Sonoran Desert Tortoises	I'm concerned about the grading exception.	I oppose this project due to environmental and property value concerns	
Will this project be phased, and is there timeline information available?	when would the decision for the grading exception be made?	Would an office project or similar at this site be allowed access through Silverhawke's gate?	Who pays for road damage during construction, when the HOA doesn't exist?	How does a house fit on the lot?	I disapprove of the minimum lot size	Drainage concerns leading south offsite	Will the contours of the site be provided?	I oppose, as I was not informed of the access easement.	
Will Meritage remove dumping on adjacent sites?	What does a conservation easement mean?	Request that the Town include the access road in the description of the property	Will a road bridge be required to cross the floodplain?	How wide will the roads be?	Were alternate access points considered?	Concern for Tortoises	Erosion concerns due to existing drainage issues	Please clarify the requirements for a grading waiver	
Has the Town learned soil information regarding Valley Vista?	How are we assured a fair and unbiased Town review?	Impacts to Sanctuary Silverhawke HOA due to increase gate traffic and road usage.				Impacts of paved road crossing conservation easement/trail	What are the Town's evaluation metrics for grading exceptions?		
Why would the council allow a grading exception?	What happens if the grading waiver is denied?								