

TEXT COMMENTS



	Pg. #	Source	Comment	Board of Supervisors Decision, Sept 09	Planning Commission Recommendation, Oct 09
1 July 29	16	Supervisor Rios	Text to be amended on Page 16, under Dispersed Growth and Corridor Focused, the third sentence Corridor Focused concentrated the majority of the activity centers in central Pinal County while preserving much some of the East County's rural character.	Approved	Approve
2 July 29	17	Supervisor Rios	Text to be amended on Page 17, under Using the Comprehensive Plan, the first sentence The Comprehensive Plan provides a guide, while providing for annual changes , for decision making.....	Approved	Approve
3 July 29	29	Supervisor Rios	Text to be amended on Page 29, under Economic Sustainability, the first sentence Expanding opportunities for residents to live, work and play in close proximity in all parts of Pinal County promotes long-term economic viability.	Approved	Approve
4 Aug12	49	Supervisor Rios	Text to be amended on Page 49, under Land Use Plan, second sentence The philosophy is to concentrate higher density development in Pinal County's central core, while preserving the County's rural character, particularly in the East County due to topography and environmental assets.	Approved	Approve
5 Aug12	50	Supervisor Rios	Text to be amended on Page 50, under Economic Development Plan, last sentence In addition, it identifies an appropriate level of economic development in East County such as eco-tourism and environmentally-sensitive business development that encourages quality employment opportunities while preserving the unique rural character.	Approved	Deny
6 Aug12	60	Staff	Text to be amended on Page 60, under Mixed Use-Residential Focused Delete the second sentence.	Approved	Approve

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7 Aug12	71	Supervisor Martyn	Table 3-11: Low Intensity Activity Center Characteristics Under the column heading: Activity Center Development Zone add Suggested Land Use Mix	Approved	Approve
8 Aug12	71	Staff	Text to be amended on Page 71, under Mixed Use Activity Center Characteristics, the first sentence Mixed Use Activity Centers have different characteristics that include approximate size, primary suggested land uses.....	Approved	Approve
9 Aug12	71	Staff	Text to be amended on Page 71, under Mixed Use Activity Center Characteristics, second paragraph, the second sentence It reflects a single zone, and indicates the suggested land use mix,.....	Approved	Approve
10 Aug12	72	Supervisor Martyn	Table 3-13: Mid Intensity Activity Center Characteristics Under the column heading: Activity Center Development Zone add Suggested Land Use Mix	Approved	Approve
11 Aug12	72	Staff	Text to be amended on Page 72, the third sentence It also indicates the suggested land use mix,.....	Approved	Approve
12 Aug12	73	Supervisor Martyn	Table 3-15: High Intensity Activity Center Characteristics Under the column heading: Activity Center Development Zone add Suggested Land Use Mix	Approved	Approve
13 Aug12	73	Staff	Text to be amended on Page 73, the second sentence It indicates the suggested land use mix,.....		Approve
14 Aug12	74	Staff	Text to be amended on Page 74, the fourth paragraph, under <u>No Comprehensive Plan amendment is required if the Activity Center proposed meets all of the following criteria;</u> Delete the second and the fourth bullets.	Approved	Approve
15 Aug12	74	Staff	Text to be amended on the last paragraph on Page 74, continuing on Page 75 A non-major Comprehensive Plan amendment is required if the Activity Center proposed is not located where indicated on the Pinal County land Use Plan, but is within five miles of the location shown on the Plan. Delete the rest of the paragraph and the two illustrations that follow.	Approved	Approve
16 Aug12	90	Supervisor Rios	Text to be amended on Page 90, under Page-Trowbridge Landfill Delete the last sentence	Approved	Approve

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17 Aug12	105 Supervisor Rios	Text to be amended on Page 105, Policy 3.2.1.3 Replace <u>Discourage</u> with <u>Be cognizant of</u>	Approved	Approve
18 Aug12	111 Supervisor Snider	Planning Commission Recommended Text to be added to Page 111 that precedes text for the Gateway/Superstitions Growth Area Joint Area Studies, Fourth Paragraph In order for Joint Area Studies to take effect, the County, Indian Community, City and /or Town would need to amend their General or Comprehensive Plans. The County would process these as Area Plans. Approving these amendments will be at the discretion of the Board of Supervisors and the Councils of the Communities that are participating. If these amendments are approved by all parties they will create opportunities for coordinated reviews of development proposals.	Approved	Approve
19 Aug12	131 Supervisor Rios	Text to be amended on Page 131, Policy 3.9.1.10 Delete this policy	Approved	Deny, replace with: <i>Consider the development and implementation of Develop and implement a river corridor management plan along the entire length of the San Pedro River in Pinal County.</i>
20 Aug19	157 Supervisor Snider	This text replaces Item #34 on the Comment Matrix Recommended by the Planning Commission ADD – at the bottom of the page: A portion of State Route 79 is shown on the Multimodal Circulation Plan: Roadways as a Context Sensitive Corridor. This portion of Hwy 79 is an enhanced parkway with specific planning guidelines which are included in Chapter 3: Sense of Community. These guidelines are intended to protect the scenic character of this corridor.	Approved	Approve



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21 Aug19	158	Development Community	<p>This text replaces Item #5 on the Pinal Partnership Comment Matrix Recommended by the Planning Commission</p> <p>ADD new 4th paragraph to read "If the Multimodal Circulation Element of this Comprehensive Plan or if RSRAM Access Management Manual standards impact existing PADs, the owners of those PADs will be allowed to adjust their PADs to address those specific impacts without needing to amend the Comprehensive Plan. These adjustments will need to be done through a zoning and PAD amendment. These adjustments are meant to be interior boundary adjustments of the various zone classifications existing in the PAD. The adjustments are not meant to add a new zone classification or increase the residential density. Increasing the size of a zoning classification is allowed only for commercial centers in approved PADs next to Principal Arterials. These centers will be allowed to adjust under the above criteria to reach the 1/8 mile mark from a signalized intersection to connect to an approved full access driveway. Amendment criteria for PADs are located in the Zoning Ordinance.</p>	Approved	Approve
22 Aug19	217	Development Community	<p>Table 6-3: Park Level of Service, delete the entire column entitled Standard # of Square Feet (SF) per Dwelling Unit (DU)</p>	Approved	Approve



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23 Aug19	217 Staff	<p>This text replaces Item #8 on the Pinal Partnership Comment Matrix Recommended by the Planning Commission</p> <p>ADD text following the last paragraph on page 217: The County should create standards for residential developments to set aside land, develop and maintain neighborhood and community parks. These standards need to assure that all projects provide the same amount of land for parks per single family dwelling unit. Community parks should only occur in developments which are large enough to build and maintain them.</p> <p>Park standards should be placed in the Zoning Ordinance to assure that these important facilities are developed for our citizens. A standard should also be developed for regional parks, so that the County can gauge how much land to acquire and develop for regional parks. Standards for all parks should be based on NRPA standards, as well as benchmarking from similar communities.</p> <p>The types of parks provided by developments can vary depending on the demographics of a proposed community. When standards are implemented, applicants for PADs should have the opportunity to submit information as part of their PAD application that shows the proposed community demographics and their proposal to provide high quality recreation to fit the demographic profile.</p>	Approved	Approve
24 Aug19	218 Development Community	<p>Table 6-4: Park Acreage Needs, delete the entire column entitled Standard # of Square Feet (SF) per Dwelling Unit (DU)</p>	Approved	Approve
25 Aug19	218 Supervisor Snider	<p>This text replaces Item #10 on the Pinal Partnership Comment Matrix Recommended by the Planning Commission</p> <p>ADD New 3rd Sentence under the paragraph entitled Regional Parks to read: These parks will be developed, maintained and operated by Pinal County or other counties.</p>	Approved	Approve

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26 Sept 2	260 Supervisor Martyn	Remove all of the text under Water Resources and replace it with the text from the 2001 Comprehensive Plan entitled Pinal County Water Resources	Approved	Continued to Oct 30
27 Sept 16	21 Staff	ADD new 4th paragraph to read: If the Multimodal Circulation Element of this Comprehensive Plan or if RSRAM Access Management Manual standards impact approved PADs that exist at the time of the effective date of this Comprehensive Plan by specifying wider or new rights-of-way that were not shown or stipulated to in approved PADs, the County's goal is to work with the owners of existing PADs to maintain the number of dwelling units approved in existing PADs in exchange for dedication preservation by owners to the County of wider or new rights-of-way at no cost to the County.	Approved	Approve
28 Sept 16	21 Staff	ADD new 5th paragraph to read: If the Multimodal Circulation Element of this Comprehensive Plan or if RSRAM Access Management Manual standards impact approved PADs that exist at the time of the effective date of this Comprehensive Plan by specifying street locations that were not shown or stipulated to in approved PADs, the County will allow the owners of those PADs to process any needed amendments to the Land Use Plan of the Comprehensive Plan to meet those standards as non-major amendments.	Approved	Approve
29 Sept 16	318 Staff	Text to be added on Page 318 under the heading of Major Amendments, which starts on page 317: Fails to meet the additional criteria within the Mixed Use Activity Center category for no Comprehensive Plan amendment or for a non-major amendment as set forth in Chapter 3 of this Plan.	Approved	Approve
30 Sept 16	318 Staff	Text to be added on Page 318 the heading of Non-Major Amendments: Fails to meet the additional criteria within the Mixed Use Activity Center category for no Comprehensive Plan amendment as set forth in Chapter 3 of this Plan.	Approved	Approve

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31 Sept 16	318	Staff	<p>Text to be added on Page 318 as a new checkmark under the heading of Non-Major Amendments: Changes to the Land Use Plan of the Comprehensive Plan, for approved PADs that exist at the time of the effective date of this Comprehensive Plan, that are needed to meet the standards of the Multimodal Circulation Element or RSRAM Access Management Manual for street locations, if amendments to the Land Use Plan of the Comprehensive Plan are required.</p>	Approved	Approve

MAP COMMENTS



#	Map	Source	Comment	Board of Supervisors Decision, Sept 09	Planning Commission Recommendation, Oct 09
1 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	REPLACE Low Intensity Activity Center (100 acres) with Mid Intensity Activity Center (500 acres) in the Superior area	Approved	Approve
2 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	MOVE the proposed Low Intensity Activity Center (100 acres) north of Kearny	Approved	Approve
3 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	ADD a Low Intensity Activity Center south of Kearny	Approved	Approve
4 Aug12	Land Use Plan and Economic Development Plan	Staff	MOVE the Hospitality/Tourism Activity Center, located along Hwy 77 south of Dudleyville, to the south	Approved	Approve
5 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	ADD a Mid Intensity Activity Center (500 acres) along Hwy 77, south of Dudleyville	Approved	Approve
6 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	ADD a Low Intensity Activity Center (100 acres) to the intersection of Hwy 77 and Redington Road	Approved	Approve
7 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	CHANGE ~3200 acres <u>from</u> Open Space, Very Low Density Residential and Moderate Low Density Residential <u>to</u> General Public Facilities/Services outside of San Manuel	Approved	Approve
8 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	RETAIN the High Intensity Activity Center that the Planning Commission deleted at the intersection of Hwy 79 and Park Link Road	Approved	Deny, replace with a Low Intensity Activity Center
9 Aug12	Land Use Plan	Supervisor Rios	CHANGE ~200 acres <u>from</u> Very Low Density Residential <u>to</u> Medium Density Residential and ~1080 acres <u>from</u> Moderate Low Density Residential <u>to</u> Medium Density Residential west of SaddleBrooke Ranch	Approved	Approve
10 Aug12	Land Use Plan	Supervisor Rios	CHANGE ~1900 acres <u>from</u> Very Low Density Residential <u>to</u> Moderate Low Density Residential at the northeast corner of Bartlett and Christensen south of Coolidge	Approved	Approve
11 Aug12	Land Use Plan and Economic Development Plan	Staff	CHANGE ~150 acres <u>from</u> Employment <u>to</u> General Public Facilities/Services south of Randolph Road and east of Hwy 87 next to the community of Randolph	Approved	Approve

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12 Aug12	Land Use Plan and Economic Development Plan	Staff	CHANGE 817 acres <u>from</u> Moderate Low Density Residential and Employment <u>to</u> General Public Facilities/Services south and east of the intersection of Highways 87 and 287	Approved	Approve
13 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	CHANGE ~5,540 acres <u>from</u> Very Low Density Residential, Moderate Low Density Residential, Medium Density Residential and General Public Facilities/Services <u>to</u> Employment north of Eloy	Approved	Approve
14 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	REPLACE the Mid Intensity Activity Center and the General Commercial to the south with Moderate Low Density Residential east of the intersection of Interstate 10 and Park Link Road	Approved	Approve
15 Aug12	Land Use Plan and Economic Development Plan	Supervisor Rios	MOVE the High Intensity Activity Center to the west, replace former site with Moderate Low Density Residential at the intersection of Interstate 10 and Park Link Road	Approved	Approve
16 Aug12	Land Use Plan and Economic Development Plan	Supervisor Martyn	CHANGE Very Low Density Residential to Moderate Low Density Residential ~920 acres, Employment ~100 acres and Open Space ~80 acres, south of Hunt Highway between Attaway and Christensen	Approved	Approve
17 Aug12	Land Use Plan and Economic Development Plan	Supervisor Martyn	REPLACE Mid Intensity Activity Center with Low Intensity A.C. and Moderate Low Density Residential at the intersection of Hunt Hwy and Gary Road in the San Tan Valley Community	Approved	Approve
18 Aug12	Land Use Plan and Economic Development Plan	Supervisor Martyn	ADD a Mid Intensity Activity Center west of Gantzel, Roberts to Skyline in the San Tan Valley Community (Removed by Comment #24)	Approved	
19 Aug12	Land Use Plan and Economic Development Plan	Supervisor Martyn	ADD 500 acres of Employment at Kenworthy and Skyline in the San Tan Valley Community (Removed by Comment #24)	Approved	
20 Aug12	Land Use Plan and Economic Development Plan	Supervisor Martyn	ADD a Low Intensity Activity Center at Gantzel and Judd in the San Tan Valley Community (Removed by Comment #24)	Approved	
21 Aug12	Land Use Plan and Economic Development Plan	Supervisor Martyn	REPLACE Mid Intensity A.C. with 500 acres of Employment at the intersection of the UP Railroad and the Magma Arizona Railroad in the San Tan Valley Community	Approved	Approve

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22 Aug12	Land Use Plan and Economic Development Plan	Supervisor Martyn	REPLACE the employment corridor along the UP Railroad with Moderate Low Density Residential in the San Tan Valley Community	Approved	Approve
23 Aug19	Land Use Plan and Economic Development Plan	Supervisor Rios	CHANGE ~2,200 acres from Moderate Low Density Residential and General Public Facilities/Services to Employment south of Coolidge	Approved	Approve
24 Aug19	Land Use Plan and Economic Development Plan	Supervisor Martyn	DELETE Amendment numbers 18, 19 and 20 on this Matrix (No Planning Commission Recommendation Needed)	Approved	
25 Sept 16	Land Use Plan, Economic Development Plan, Multimodal Circulation Plan: Roadways and Multimodal Circulation Plan: Rail, Transit and Aviation	Staff	CHANGE the following roadway alignments from Parkway to Principal Arterial: Kortsen Road, from Ralston Road (terminus) to Interstate 10 White and Parker Road, from Val Vista Road to Interstate 8 Highway 84, from Highway 347 to Interstate 8	Approved	Approve
26 Sept 16	Land Use Plan, Economic Development Plan, Multimodal Circulation Plan: Roadways and Multimodal Circulation Plan: Rail, Transit and Aviation	Staff	ADD a Parkway link from the intersection of Highway 84 and Highway 347 northwest to the previous alignment of the Parkway along the Kortsen Road alignment, continuing to the Maricopa County border	Approved	Approve