



PINAL COUNTY
wide open opportunity

NOTICE OF PUBLIC MEETING AND AGENDA
of
PINAL COUNTY PLANNING AND ZONING COMMISSION
Regular Meeting

9:00 a.m.
Thursday, January 21, 2016
EOC Room – Building F
31 N. Pinal St. Florence, Arizona

There may be a supplemental agenda for this hearing, please check with the Community Development Department at 520-866-6442.

Please turn off cell phones and other electronic devices or place in silent mode.

Action means discussion/recommendation for approval or denial to the Board of Supervisors on the following Planning Cases. (Numbers are shown for administrative convenience only. All interested persons should be aware that the cases may be heard in an order different than that shown on the agenda).

A work session is not a public hearing. For matters that are not listed as “public hearings” the public may attend and listen to the proceedings, but may only address the Commission with its permission.

COMMISSION MEMBERS

- | | |
|----------------------------|-----------------------------|
| () RIGGINS, Chairman | () HARTMAN, Vice-Chairman |
| () AGUIRRE-VOGLER, Member | () SALAS, Member |
| () GUTIERREZ, Member | () DEL COTTO, Member |
| () SMYERS, Member | () GRUBB, Member |
| () PUTRICK, Member | () MORITZ, Member (Absent) |

AGENDA

- 1. CALL TO ORDER:**
- 2. DISCUSSION OF ACTION ITEM REPORT**
 - Action Item Report
- 3. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
 - December 16, 2015
 - January 6, 2016
- 4. REPORT ON TENTATIVE PLAT EXTENSIONS:**
 - There were no tentative plat extensions processed for the month of December.

5. PLANNING MANAGER'S DISCUSSION ITEMS:

- Presentation by Rachel Zanut, Pinal County Health Services District

NEW CASES:

6. **SUP-010-15 – PUBLIC HEARING/ACTION:** Anjum Alimohamed, landowner, Amir Kazz, agent, requesting approval of a Special Use Permit to construct and operate a un-subdivided human cemetery on a 5.0± acre parcel in the General Rural (GR) zone; situated in a portion of G.L.O. Lot 19, in Section 18, T04S, R02E G&SRB&M, tax parcel 510-07-013A (legal on file) (located on San Rafael Rd., ¼ mile north of Hwy 238 in the western Maricopa area)
7. **IUP-002-15 – PUBLIC HEARING/ACTION:** Arizona Public Service landowner, requesting approval of an Industrial Use Permit to construct and operate a solar photovoltaic power plant on a 622.8± acre parcel in the Industrial (CI-2) zone (**PZ-210-70**); situated in Section 14, T10S, R10E G&SRB&M, tax parcel 410-08-002A (legal on file) (located on Camino Adelante, 2 miles south of the Red Rock interchange on the east side of I-10)
8. **PZ-C-002-15 – PUBLIC HEARING/ACTION:** Pinal County Community Development Department, applicant, requesting approval of zoning regulation amendments to Title 2 of the Pinal County Development Services Code amending Section 2.10.010 "Definitions"; by adding a definition for "guest" and revising the definition for "Recreational vehicle (RV)/travel trailer;" adding Section 2.150.271 "Recreational vehicles as short term guest housing" to establish criteria for using RVs as temporary guest housing; amending Section 2.185.060 "Recreational Vehicle Storage;" to allow RVs to be plugged in to keep the battery charged; and amending Chapter 2.355 "Park Model/Recreational Vehicle Park Zoning District" to reduce the minimum lot area for an RV Park.

TENTATIVE PLATS:

REVIEW/DISCUSSION/ACTION OF TENTATIVE PLATS IS NOT A PUBLIC HEARING. THE PUBLIC MAY ATTEND AND LISTEN TO THE PROCEEDINGS, BUT MAY ONLY ADDRESS THE COMMISSION WITH ITS PERMISSION.

9. **S-013-15 - DISCUSSION/APPROVAL/DISAPPROVAL:** Beazer Homes Holdings Corp, landowner, Atwell, engineer, requesting approval of a tentative plat for **Morning Sun Farms Units 5 & 7**, 207 lots on an 60.72± acre parcel in the CR-3/PAD zone (**PZ-PD-005-10**); situated in a portion of Section 12, T3S, R7E, G&SRB&M, tax parcels 509-02-002K, 002N, 002P, 002Q (located adjacent to the south side of Skyline Drive and the west side of Gary Road in the San Tan Valley area). (**Continued from November 19, 2015**)

WORK SESSION:

- There are no items for work-session discussion

CALL TO THE COMMISSION:

10. **CALL TO THE COMMISSION:** Oral comments or suggestions from individual Commission Members reading items or staff action will be allowed. This is not intended to allow discussion or action on any item, but merely to provide the Commission a chance to express its opinions regarding the need for future action by Commission or staff.

ADJOURNMENT

The Planning and Zoning Commission may go into executive session for purposes of obtaining legal advice from the County's attorney(s) on any of the above agenda items pursuant to A.R.S. § 38-431.03 (A)(3).

Supporting documents for the above-listed matters are available at the Pinal County Community Development Office for public inspection at least 48 hours prior to the meeting at the Pinal County Community Development Department, Pinal County Complex, Building F, 31 N. Pinal Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at:

<http://pinalcountyz.gov/COMMUNITYDEVELOPMENT/PLANNING/Pages/PZCommission.aspx>

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Community Development Department at 520-866-6442 at least five business days prior to the meeting.



**PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
ACTION REPORT OF December 17, 2015**

PRESENT

Mr. Riggins, Chairman
Mr. Hartman, Vice Chairman
Mr. Salas, Member
Mr. Del Cotto, Member
Mr. Putrick, Member

Mr. Gutierrez, Member
Ms. Aguirre-Vogler, Member
Mr. Smyers, Member
Mr. Grubb, Member

LEGAL STAFF PRESENT

Mr. Langlitz, Deputy County Attorney

PLANNING STAFF PRESENT

Mr. Abraham, Planning Manager
Ms. MacDonald, Planner II
Ms. Fisk, Drafting Specialist

Mr. Denton, Planner II
Mr. Balmer, Planner I

PUBLIC WORKS STAFF PRESENT

Mr. Chow, Development Section Chief

The meeting was called to order at 9:04 a.m., this date by Chairman Riggins in the EOC Room Bldg F, Florence, Arizona.

DISCUSSION OF MEETING MINUTES/ Action Item Report
Action Item Report

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES
November 18, 2015
December 9, 2015

PLANNING MANAGER DISCUSSION ITEMS

Discussion/Presentation of the approved *CAP Trail* and *Peralta Park* Master plans by Kent Taylor

NEW CASES:

SUP-012-15 – PUBLIC HEARING/ACTION: Desert Rose Baha'i Institute landowner, Virginia Healy, agent, requesting approval of a Special Use Permit to construct and operate a 100 foot' wireless communication tower on a portion of a 10.07± acre parcel in the General Rural (GR) zone; situated in a portion of the SE¼ of Section 11, T07S, R07E G&SRB&M, tax parcels 402-12-003A (legal on file) (located at the NWC of William Sears Dr and the Ala'i Dr alignment in the Eloy area.)

MOTION: Vice-Chairman Hartman made a motion to forward SUP-012-15 to the Board of Supervisors with a favorable recommendation. Commissioner Salas seconded Motion passed unanimously 9-0

SUP-014-15 – PUBLIC HEARING/ACTION: Dirt Brothers Land Management, landowner, requesting approval of a Special Use Permit to operate a motorsports park on a 46± acre parcel in the General Rural (GR) zone; situated in a portion of Section 31, T6S, R3E G&SRB&M, tax parcels 501-39-040, 041, 042, 043, & 044 (legal on file) (located approximately 7 miles southwest of the Stanfield area).

MOTION: Commissioner Salas made a motion to forward SUP-014-15 to the Board of Supervisors with a favorable recommendation with 15 stipulations. Vice-Chairman Hartman seconded. Motion passed 7-2

CALL TO THE COMMISSION: Oral comments or suggestions from individual Commission Members reading items or staff action will be allowed. This is not intended to allow discussion or action on any item, but merely to provide the Commission a chance to express its opinions regarding the need for future action by Commission or staff.

MOTION TO ADJOURN

Commissioner Grubb made a motion to adjourn. Vice-Chairman Hartman seconded.

RESPECTFULLY submitted January 21, 2016.

Steve Abraham, Planning Manager



PINAL COUNTY
wide open opportunity

MEMORANDUM

TO: Pinal County Planning and Zoning Commission

FROM: Bridget Fisk, Drafting Specialist
Community Development

DATE: January 21, 2016

SUBJECT: BOARD OF SUPERVISORS (BOS) ACTION ON P&Z CASES

BOS HEARING OF December 16, 2015

SUP-003-15: Sidewinder Dairy, Inc., landowner/applicant, Rose Law Group, agent, requesting approval of a Special Use Permit to plan and develop a medical marijuana off-site cultivation location on a 50.0± acre parcel (indoor cultivation and processing not to exceed 9650sf and excluding outdoor cultivation) in the General Rural (GR) zone; situated in a portion of the SW¼ of Section 24, T06S, R07E G&SRB&M, tax parcels 401-12-002G (legal on file) (located on the north side of Highway 287, ½ mile west of Eleven Mile Corner Rd.) Planning Commission voted 7-2 to recommend approval of SUP-003-15 with 2 stipulations. (Continued from November 18, 2015)

P&Z Recommendation: Motion passed 7-2
BOS Action: Approved

BOS HEARING OF January 6, 2016

SUP-011-15: Regional Fire & Rescue Department, Inc., landowner, Sun State Towers, applicant, requesting a Special Use Permit to operate a 100 foot tall monopole wireless communication facility with a 21 foot whip antenna for public safety purposes for an overall height of 121' on a 1,416± sq. ft. lease area of a 1.25± acre parcel in the GR (General Rural) Zone; situated in a portion of the NW¼ of Section 5, T6S, R7E G&SRB&M, tax parcel 401-02-001 (legal on file) (located at the southeast corner of Overfield Road and McCartney Road in the Coolidge area). Planning Commission voted 8-0 to recommend approval of SUP-011-15 with 10 stipulations.

P&Z Recommendation: Motion passed 8-0
BOS Action: Approved

SUP-010-15



PINAL COUNTY
wide open opportunity

MEETING DATE: January 21st, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: SUP-010-15 (ICC Cemetery)

CASE COORDINATOR: Steve Abraham, AICP

Executive Summary:

This is a Special Use Permit (SUP) to allow operation of a un-subdivided human cemetery on a GR (General Rural) zoned property, 3.5 miles west of the town of Maricopa, north of Hwy 238. Site plan review is required prior to accepting internments/burials.

If This Request is Approved:

If approved, it would allow the operation of a un-subdivided human cemetery on 5 acre parcel, which could accommodate up to 2500 internments.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of this request. However, the one issue of concern is that this cemetery would ultimately be an expansion to the existing cemetery next door which could accommodate up to 5000 internments. This would bring the grand total of internments at capacity of both sites together to approximately 7500 interments. At capacity this could cause excessive traffic along Rahma St. which would be the primary access to the entire 15 acre site.

LEGAL DESCRIPTION: 5.0± acre parcel in the General Rural (GR) zone; situated in a portion of G.L.O. Lot 19 in Section 18, T04S, R02E G&SRB&M

TAX PARCEL: 510-07-013A (legal on file)

LANDOWNER: Anjum Alimohamed, landowner, Amir Kazz, agent 4419 N Scottsdale Rd. Scottsdale AZ.

REQUESTED ACTION & PURPOSE: Anjum Alimohamed, landowner, Amir Kazz, agent, requesting approval of a Special Use Permit to construct and operate a un- subdivided human cemetery in the GR zone.

LOCATION: Located approximately 3.5 miles west of the City of Maricopa, 500 feet north of Hwy 238.

SIZE: 5± acres.

COMPREHENSIVE PLAN: The site is designated as Open space. The surrounding properties are also designated Open space or VLDR. In Staff's opinion, the applicant request conforms to the Comprehensive Plan.

COMMUNITY DEVELOPMENT
PLANNING DIVISION

EXISTING ZONING AND LAND USE: The subject property is zoned General Rural. The site is currently vacant.

SURROUNDING ZONING AND LAND USE:

North: GR – vacant
East: SR, (PZ-C-008-89) - Cemetery
South: GR - Vacant
West: GR - Residential

FINDINGS:

Site data:

Flood zone: "x" an area that is determined to be outside the 100 year floodplain.
Access: The site is accessed from Rahma St. through the existing cemetery to the east

PUBLIC PARTICIPATION:

Neighborhood Meeting: April 16, 2015
Neighborhood and agency mail out: November 16, 2015, & December 21st
Newspaper Advertising: Week of December 21st 2015
Site posting: Applicant: December 16, 2015
Site posting: County: December 16, 2015

HISTORY: The subject property is zoned General Rural and the property is vacant, upon site inspection the property appears to have been used residentially the past.

ANALYSIS: The applicant is requesting a SUP to operate an un-subdivided human cemetery on a 5± acre parcel in the GR zone.

The project site is located in the far western part of the county, approximately 3.5 miles west of the City of Maricopa, nearly along the Maricopa - Pinal County line. This site would be accessed through the existing cemetery next door to the east off of Rahma St. which is unpaved at this time, which then connects to Hwy 238.

The topography of the site is flat that is characterized by desert vegetation and there are no apparent washes. The 5± acre site is to be developed into cemetery plots that are arranged at a 45 degree angle to the property line similar to the site next door (see aerial photograph attached to this report). Although the applicant didn't provide a plot layout, a site plan was submitted that shows circulation within the subject site to accommodate visitation to internments. Access is through the existing cemetery because there is no legal access to the site from the west, staff has included a stipulation to that effect and included a stipulation that the north south and west property lines be screened with a vegetative buffer similar to what is found on the eastern side of the existing cemetery next door along Rahma St.

The area is located within the "Open Space" land use designation of the Pinal County Comprehensive Plan. In staff's opinion, the proposed use is consistent with this land use designation because of a number of factors. One, cemeteries are not specifically addressed in our comprehensive plan. They can be considered a Public /Quasi-public use, which includes religious land uses, or in certain circumstances can be considered commercial. In the absence of a specific land use definition, context and comparable

uses must be used for evaluation. Two, noting that the Comprehensive Plan allows commercial land uses up to 19 acres anywhere in the County, regardless of designation, care must be made to analyze the specific fit of the proposed land use with its surroundings.

In this specific case, there are no additional structures, visitation and site utilization are certainly much less than a comparable sized commercial site, further it may be comparable to visitation and traffic to a public or regional park. Noise is expected to be minimal except for internment construction. To enhance its fit staff has included a stipulation that a 20 foot wide setback on the west side of the parcel be reserved for a future county trail

To date, no letters in support or in opposition have been received regarding the requested Special Use Permit.

The SUP the Commission is considering is for a cemetery. The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010(N). These factors include, but are not limited to:

- **traffic conditions;**
- **provision of services and utilities to the site;**
- **the relationship of the proposed special use and surrounding uses;**
- **whether the proposed use is beneficial to the public health, safety and general welfare of the community;**
- **access to streets that are adequately designed and constructed to handle the volume generated by the use;**
- **does not result in the use of a residential street for non-residential through traffic;**
- **whether adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff;**
- **the need for the proposed special use in the neighborhood/community;**
- **public input.**

If the Commission deems there is sufficient evidence to grant this SUP staff has included stipulations relating to the operation and permitting of the facility.

The **Pinal County Department of Public Works** reviewed the proposal and their comments are attached to this report.

The **Pinal County Air Quality Control District** provided comments which are included within the correspondence section of this staff report.

The **Pinal County Flood Control Section** reviewed the proposal and had no other comments except that the proposal is in a flood zone "x"

The proposal was sent to **Maricopa County and Gila River Indian Community** and as of the writing of this report neither entity has provided comment.

This proposal is within the **City of Maricopa's** Planning Area and is designated as rural residential on their General Plan. They reviewed the proposal but had no comments to forward to the Commission.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this SUP under Planning Case **SUP-010-15**. Furthermore, the Commission must determine that this SUP will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

- A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING**
- B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE**
- C) NEIGHBORHOOD IMPACT**
- D) FLOOD CONTROL**
- E) TRAFFIC IMPACT**
- F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN**
- G) BENEFITS/DETRIMENTS TO PINAL COUNTY**

STAFF SUMMARY: The applicant, Anjum Alimohamed, landowner, Amir Kazz, agent, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of an SUP.
2. To date, no letters in support or opposition have been received regarding the requested Special Use Permit.
3. The site is accessed from Rahma St. through the neighboring cemetery.
4. The subject property is located within the "Open-Space" designation of the Pinal County Comprehensive Plan.
5. Granting of the SUP will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION:

Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this SUP request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **SUP-010-15** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that

the Commission forward this case to the Board of Supervisors with a recommendation of denial. Staff recommends approval of this request.

- 1) The layout, design and set up and operation of the cemetery vehicle park shall be as shown and set forth on the applicant's submittal documents and site plan dated December 2015;
- 2) applicant/owner/developer/operator shall receive site plan approval prior to operation in accordance with Chapter 2.200 of the Pinal County Development Services Code;
- 3) any change or expansion of use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.150.020 of the Development Services Code;
- 4) all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
- 5) the applicant shall keep the property free of trash, litter and debris;
- 6) the applicant shall provide dust abatement on the parking areas and vehicle access areas, satisfactory to the Pinal County Air Quality Control District;
- 7) A 10 foot vegetative landscape buffer shall be maintained along the southern western and northern property lines. The buffer shall be planted in a manner to sufficiently screen activities within the site from view from adjoining properties.
- 8) A 20 foot decomposed granite setback shall be provided along the western property line to allow placement of a County Trail corridor. At such time the trail corridor is needed as determined by the Open Space and Trails Director, an easement will be required to be dedicated to the County for such trail purposes.
- 9) A Traffic Impact Analysis will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
- 10) Proof of public access for Rahma St. shall be provided to Pinal County prior to Site Plan approval;
- 11) Documentation of ADOT approval shall be provided to Pinal County prior to the Site Plan approval;
- 12) A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
- 13) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-lot retention area;

- 14) violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department.

Date Prepared: 1/14/16 - sj
Revised:

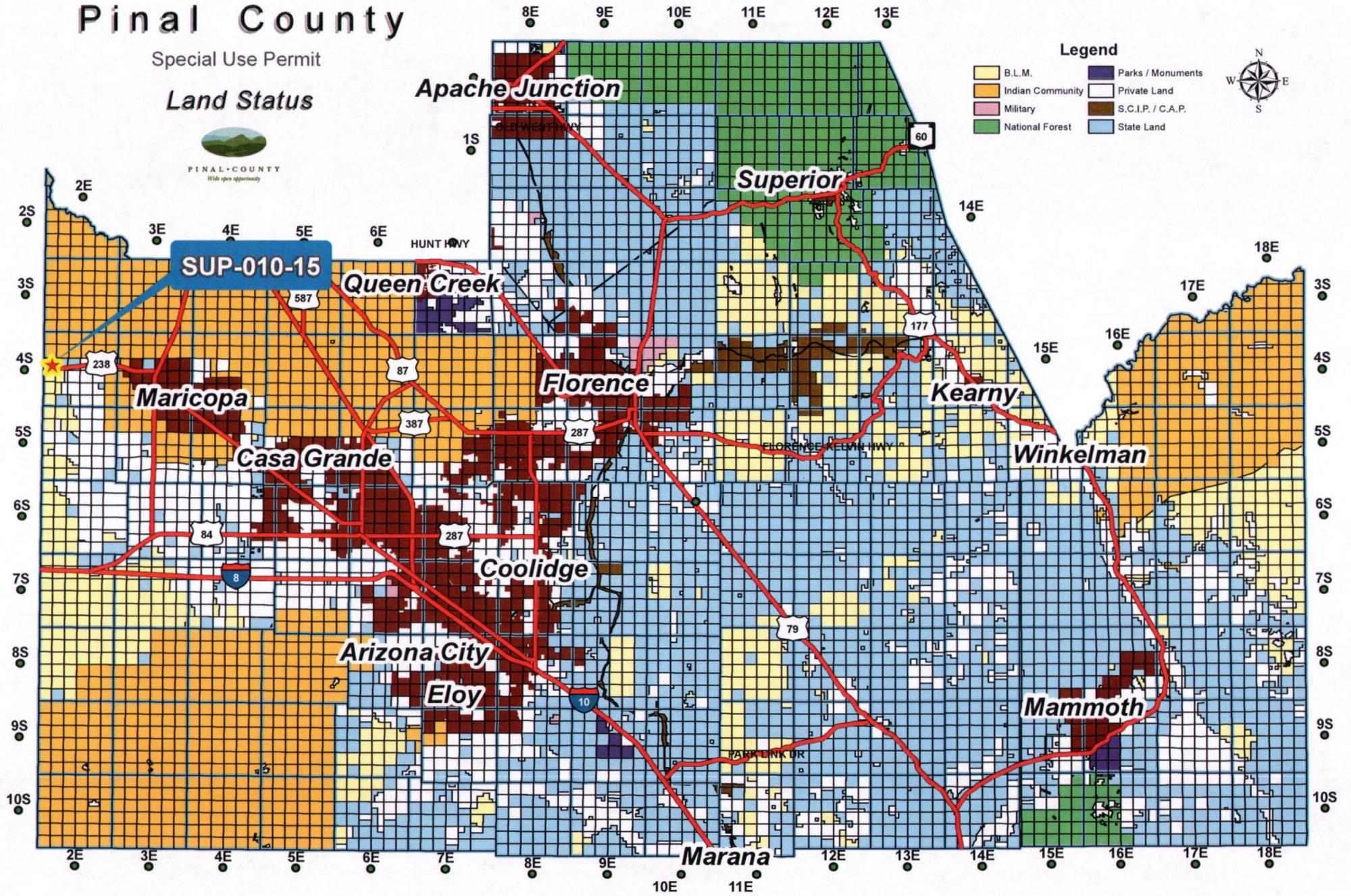
Pinal County

Special Use Permit

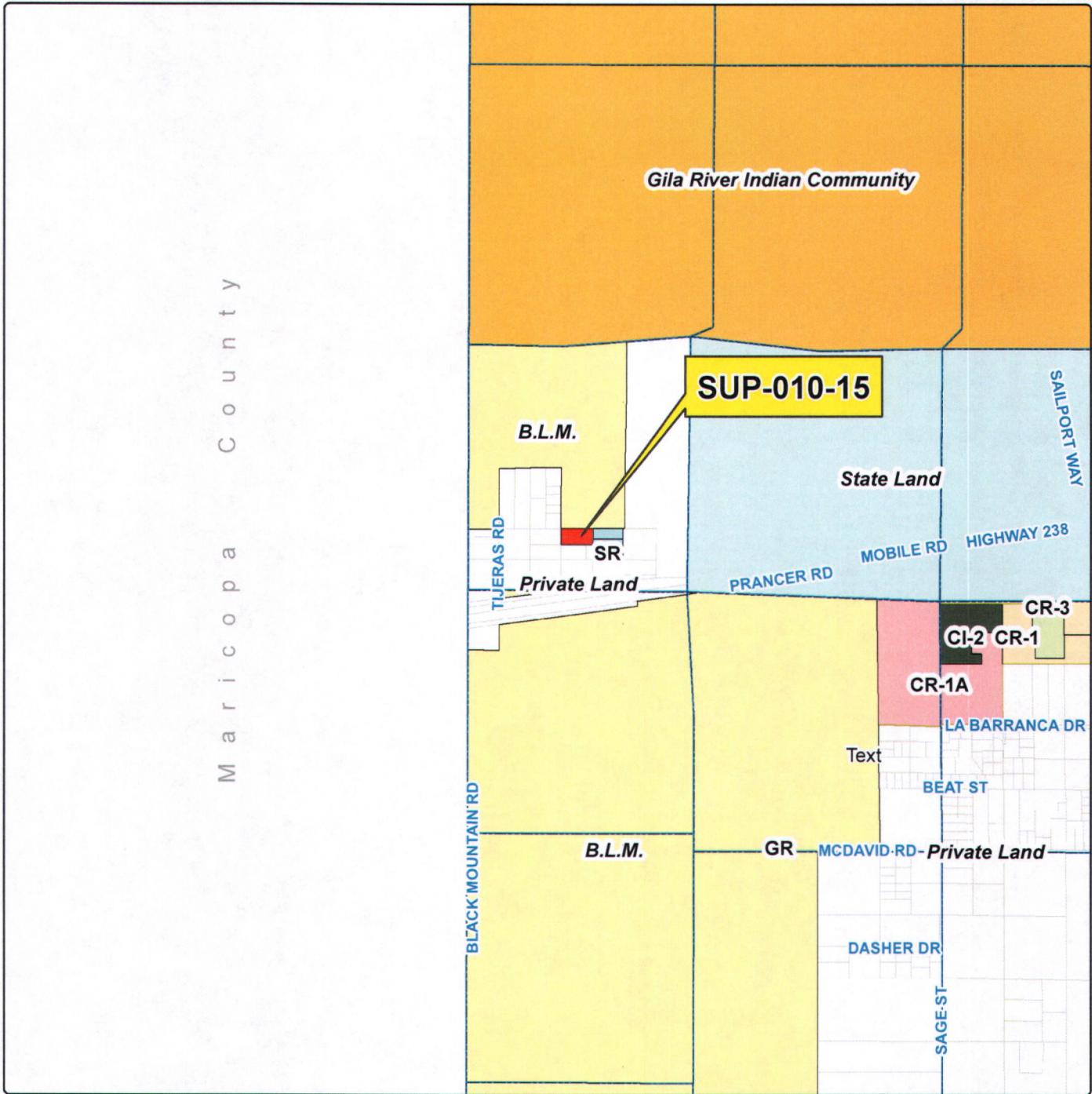
Land Status



PINAL COUNTY
Wild open opportunity



M a r i c o p a C o u n t y



Special Use Permit

Community Development



P I N A L • C O U N T Y
Wide open opportunity

ALIMOHAMED ANJUM

Legal Description:

Situated in a portion of the Section 18, T04S,R02E, G&SRB&M, Parcel 510-07-013A. (legal on file). (located on San Rafael Rd., 1/4 mile north of Hwy 238 in the western Maricopa area).

T04S-R02E Sec 18



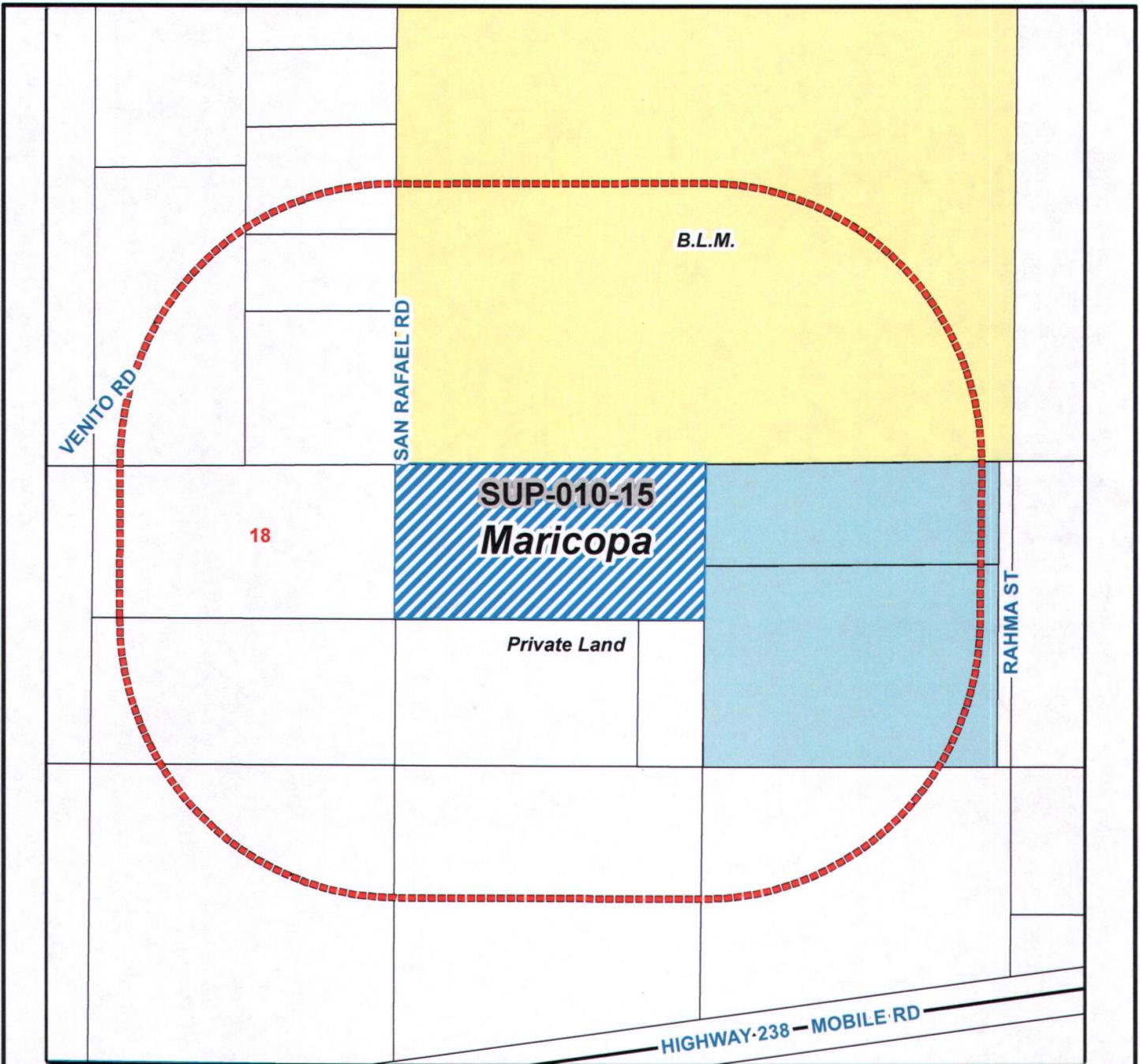
ALIMOHAMED ANJUM

Drawn By: GIS/JT/LJT Date: 10/01/2015

Sections: 18 Township: 04S Range: 02E

Sheet No.
1 of 1

Case Number: SUP-010-15



Special Use Permit

SUP-010-15 – PUBLIC HEARING/ACTION: Anjum Alimohamed landowner, Amir Kazz, agent, requesting approval of a Special Use Permit to construct and operate a un- subdivided human cemetery on a 5.0± acre parcel in the General Rural (GR) zone; situated in a portion of G.L.O. Lot 19 in Section 18, T04S, R02E G&SRB&M, tax parcel 510-07-013A (legal on file) (located on San Rafael Rd., ¼ mile north of Hwy 238 in the western Maricopa area).

Current Zoning: GR
 Request Zoning: Special Use Permit
 Current Land Use: Proposed Regional Park



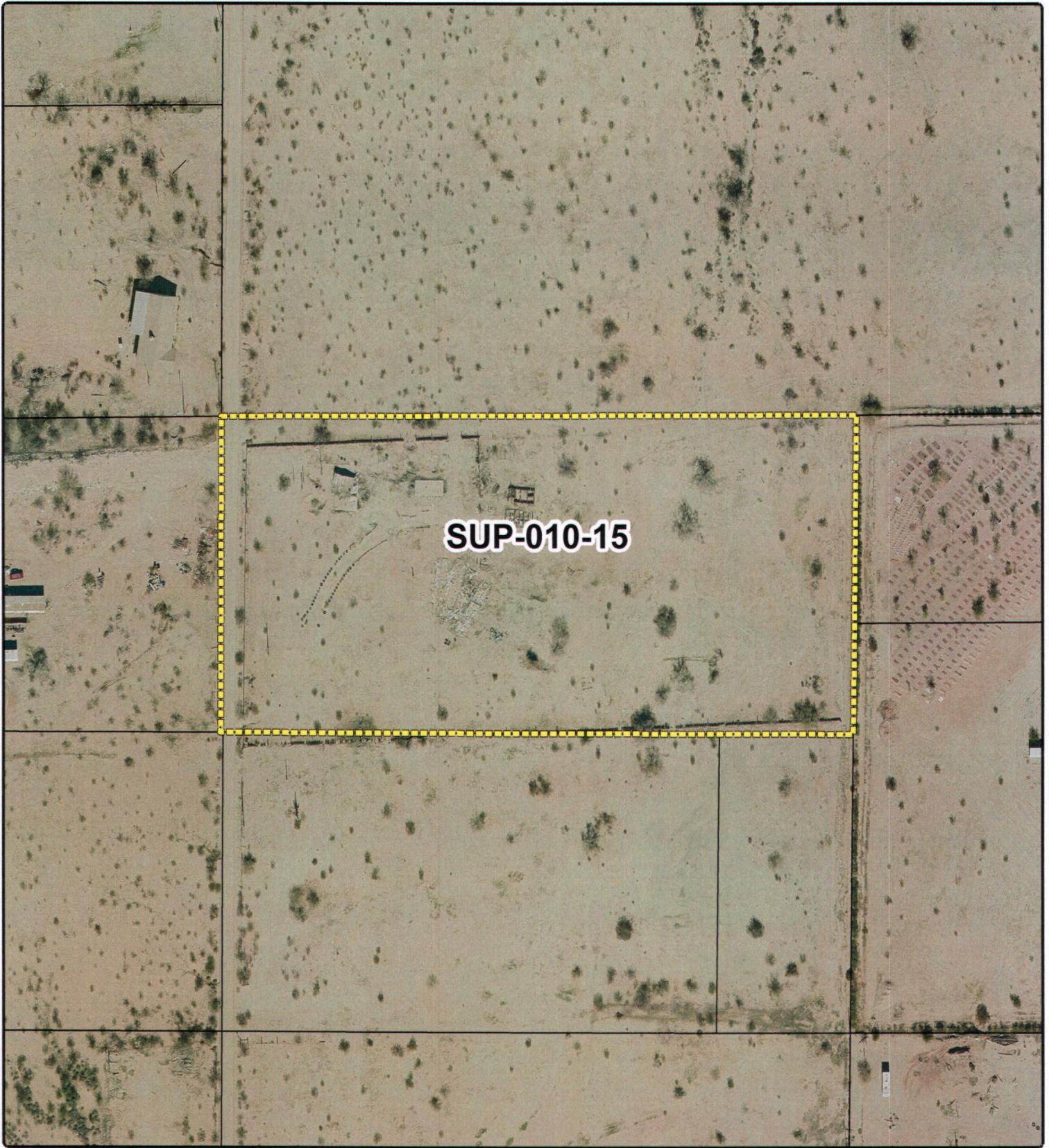
Legal Description:
 Situated in a portion of Section 18, T04S, R02E, G&SRB&M, Parcel 510-07-013A, (legal on file) (located on San Rafael Rd., 1/4 mile north of Hwy 238 in the western Maricopa area).

T04S-R02E Sec 18



Owner/Applicant: ALIMOHAMED ANJUM		
Drawn By: GS/IT/LJT	Date: 10/01/2015	
Sheet No. 18	Township 04S	Range 02E
Case Number: SUP-010-15		

1 of 1



SUP-010-15

Special Use Permit



PINAL • COUNTY
Wide open opportunity

SUP-010-15



Memorandum

Date: January 21, 2016

To: Steve Abraham, Planning Division Manager
Community Development Department

From: Lester Chow, Engineering Division Manager
Community Development Department

Cc: Scott Bender, P.E.
Pinal County Engineer

Subject: **Rezoning Application for the ISLAMIC CEMETARY, Case SUP-010-15**

The Engineering Division has reviewed the Rezoning Application for the ISLAMIC CEMETARY, Case No. SUP-010-15 and recommends that it be approved subject to the following conditions:

- 1) A Traffic Impact Analysis will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
- 2) Proof of public access for Rahma St. shall be provided to Pinal County prior to Site Plan approval;
- 3) Documentation of ADOT approval shall be provided to Pinal County prior to the Site Plan approval;
- 4) A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
- 5) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-lot retention area;

rev: L. Chow
cc: S. Abraham

COMMUNITY DEVELOPMENT
ENGINEERING DIVISION

**MEMORANDUM FROM AIR QUALITY**

Date: August 6, 2015
To: P & Z Review Committee
From: Anu Jain - Permit Engineer
Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

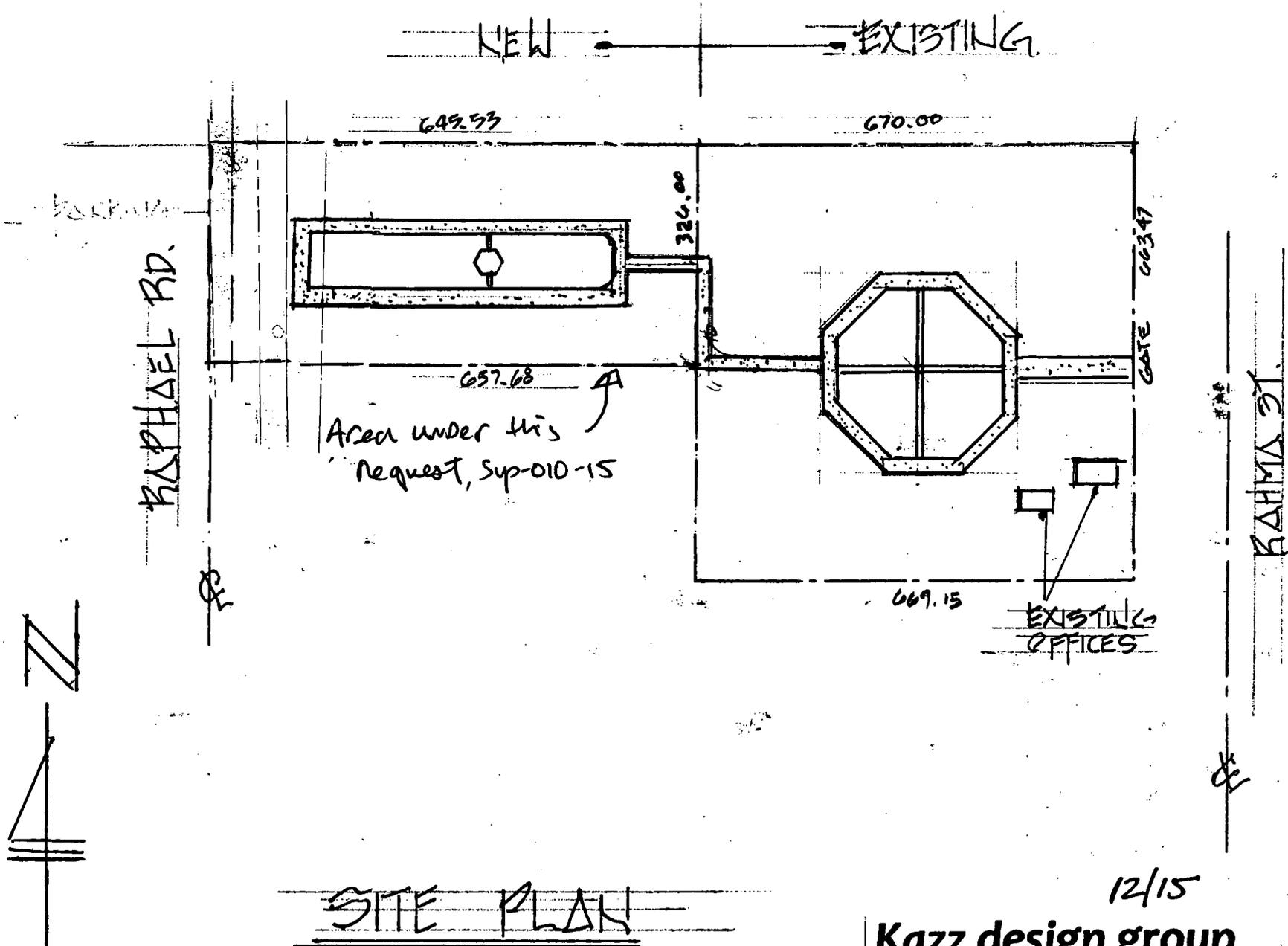
Date	Case #	Applicant	Project	*Response
8/20/15	SUP-009-15	Adam Brixius	Monopole Wireless	See Comment 3
8/20/15	SUP-010-15	Anjum Alimohamed	Cemetery	See Comments 1 & 2
8/20/15	PZ-001-15/PZ-PD-001-15	Resolution Copper Mining	Rezoning Request	See Comments 1 & 2

***Comments:**

1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.
2. Dust registration is required if 0.1 acres or more land is disturbed.
3. Air quality industrial permit may be required if the capacity of the generator is more than 325 HP and is scheduled to run annually for more than 72 hours.

Note:

All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.



SITE PLAN

N.T.S.

12/15

Kazz design group

4419 n. Scottsdale rd.

Scottsdale az.

SUPPORTING INFORMATION

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: C
2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public: NONE
3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: LESS THAN 5
4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: #28
5. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? N/A
TREES AROUND PERIMETER LINE
6. What type of landscaping are you proposing to screen this use from your neighbors?
7. What type of signage are you proposing for the activity? Where will the signs be located? NO NEW SIGNS
8. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: N/A
9. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested:
ADDITION TO EXISTING CEMETERY
10. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
11. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? YES NO

Narrative

*To ;planning dep't request for rezoning
Dear staff*

Our existing cemetery is getting 95 presents full , and we are receiving weekly more request for new space , which we are running out . therefore we are in needs of more space , we perches- ed the land next door and hope that be able to satisfied the needs of our community at this time .

sincerely

Islamic society of Arizona

August 8th 2015

Development of Religious Cemetery

AS our community grew, we saw a need to provide information and Funeral services to families at a time of grief

In 1989 the family of a student at ASU donated funds to purchase land for the use of a cemetery.

Application was made to the PINA COUNTY BOARD of SUPERVISORS, Case No. PZC-008-89 to change the zoning classification for religious cemetery. This was approved April 1990.

The first burial was in June 1991 and there are now approx. 850 graves. The land is fenced and landscaped. A water well was installed in 2001. A building to provide storage and restrooms has been built.

The cemetery provides a focal point for our community and we provide services from collecting the body of the deceased, preparing the body for burial, transportation to the cemetery, graveside services and burial. All the services are provided by volunteers.

Resolution Approving Cemetery Not Door to the EAST.

2 N/C
PC/Board

1668-920

DATE: 11APR90 TIME
FEE: \$.00 \$.00
PAGES: 002
DOCKET: 1668 PAGE
INSTRUMENT # 974432

CASE NO. PZC-008-89

RESOLUTION

WHEREAS, THE PINAL COUNTY PLANNING & ZONING COMMISSION HAS RECOMMENDED THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT CERTAIN PROPERTY, HERINAFTER DESCRIBED, (NOT BE) (BE) RECLASSIFIED FROM GR TO SR

WHEREAS, AFTER A PUBLIC HEARING AS PROVIDED BY LAW, SAID BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, IS OF THE OPINION THAT THE APPROVAL OF SUCH RECOMMENDATION AND THE RECLASSIFICATION OF THE HEREINAFTER DESCRIBED PROPERTY FROM GR TO SR (WOULD BE) (WOULD NOT BE) TO THE BEST INTEREST AND WELFARE OF SAID COUNTY OF PINAL.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THE FOLLOWING DESCRIBED LANDS, TO-WIT:

PZC-008-89: Gene Shaffer, Broker/President, Thunder Ridge Realty, 1302 W. Camelback Rd., Phoenix, Arizona 85013, applicant: Representative for Georginna B. Moore, 8606 N. 8th St., Phoenix, AZ 85020 and Bahja Ibrahim, landowners.

Request change of zoning classification from GR (General Rural) to SR (Suburban Ranch) for religious cemetery.

Location: Approximately 3/4 mile east of the Pinal/Maricopa county line and 600' north of Mobile Road (Hwy. 238).

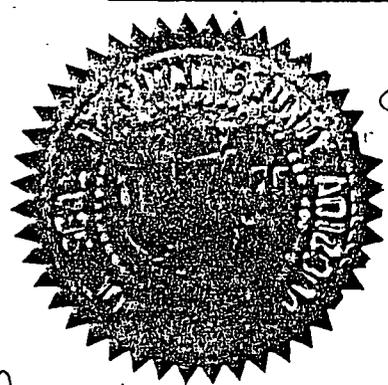
18-04

Legal: N 1/3 of E 1/2 of lot Nineteen (19), and N 1/2 of Lot 19 excepting the N 1/3, section 18, T4S, R2E (legal on file)

(NOT BE) (BE) CHANGED FROM GR TO SR FOR ZONING PURPOSES

DATED THIS 2nd DAY OF April, 1990

PINAL COUNTY BOARD OF SUPERVISORS



Wm. Matthews
Noan Weather
Roy Hudson

ATTEST:

CLERK

1668-921

Stipulations

PZC-008-89

1. that the required subdivision plat regulations be followed for the actual development of the cemetery;
2. that a landscape buffer be installed around the site within the first six (6) months of development;
3. that the applicant apply for and obtain any necessary permits from the Arizona Department of Transportation for access to State Route 238 (Mobile Road);
4. that all applicable zoning and building permits be obtained prior to construction;
5. that all federal, state and local ordinances and regulations be adhered to;
6. indicate on the face of the plat that this is a private cemetery and all internal access roads shown are private roads; and
7. the access road from State Route 238 (Mobile Road) to the cemetery, whether public or private, needs a road name approved by the Addressing section of the Planning Department.
8. that a gate with a lock and key would be encouraged if it can be worked out with all parties;
9. dedicate the East 30 feet of the property designated as 13C & 13E;

April 07, 2015

Dear Neighbors,

We are expanding our existing cemetery because we are experiencing shortage of space. For the same reason we are adding a parcel to the west of the cemetery (parcel number 510-07-013A). We are holding a meeting, and we invite you to join us for any opinion and thoughts you may have.

**Address: Maqbaratul Rahma, ICC Cemetery, 21564 N. Rahma St.
Maricopa City, AZ 85239**

Date and Time: April 16, 2015 between 5 PM to 7 PM

Thank You ,

Islamic Cemetery

510070220
SCROGGINS DELOIS,
1218 E PECAN RD
PHOENIX, AZ 85040

51007001A
SCHLUND JOHN J,
8441 ASCOLANO AVE
FAIR OAKS, CA 95628

51007002B
NOVAK RAYMOND J JR & LAURA L TRS,
11735 LAKE GROVE CT
SAN DIEGO, CA 92131

51007002D
WEAVER TRISHA LYNN,
16540 E EL LAGO BLVD UNIT 46
FOUNTAIN HILLS, AZ 85268

51007002E
WILMETH GARRETSON F,
PO BOX 582
MARICOPA, AZ 85139

51007002F
MILNE MARY L, ROST TIMOTHY J
43333 W BLAZEN TRL
MARICOPA, AZ 85138

51007002H
MILNE MARY L, ROST TIMOTHY J
43333 W BLAZEN TRL
MARICOPA, AZ 85138

51007002K
NEAL MICHAEL E & SHIRLEY B,
2815 E BRANHAM LN
PHOENIX, AZ 85042

51007002M
NEAL DORIS J,
21938 N SAN RAFAEL RD
MARICOPA, AZ 85139

51007007E
REED DAVID D,
MAIL RETURN

510070080
NTC & CO FBO NELSON ROBERT N IRA
ETAL
PO BOX 2010
CAREFREE, AZ 85377

51007009A
DOMKA WILLIAM F,
7595 MILLARD AVE
LAS CRUCES, NM 88012

51007009B
GUTIERREZ AURELIO & FELIPA F,
9431 S CALLE SAHUARO
TEMPE, AZ 85283

510070100
FERNANDEZ NELLIE M TR,
50049 W PETERS AND-NALL RD
MARICOPA, AZ 85139

51007011A
LOPEZ MANUEL,
4702 W DESERT HILLS DR
GLENDALE, AZ 85304

51007011B
ORTEGA MARCOS & MARIA R,
8239 CALLE MONTEZUMA
TEMPE, AZ 85283

510070120
FLOREZ ALEJANDRO S OR CARMEN H
TRS,
9111 W FILLMORE ST
TOLLESON, AZ 85353

51007013A
ALIMOHAMED ANJUM,
1969 E STEPHENS DR APT W
TEMPE, AZ 85283

51007013B
CHAPMAN FULMER & LADONNA TRS,
1300 N MCCLINTOCK DR STE B4
CHANDLER, AZ 85226

51007013D
MUNRO RANDY LEE,
PO BOX 24745
TEMPE, AZ 85285

510070140
MCQUILLAN DAVID E,
14104 S TUTHILL RD
BUCKEYE, AZ 85326

510070150
ISLAMIC COMMUNITY CENTER OF
TEMPE,
PO BOX 1313
TEMPE, AZ 85280

510070170
UNION PACIFIC CORPORATION,
1400 DOUGLAS STREET STOP 1640
OMAHA, NE 68179

510070190
ISLAMIC CULTURAL CENTER,
PO BOX 1313
TEMPE, AZ 85280

510070210
HUDSON ROBERT & LORETTA O,
21862 N SAN RAFAEL RD
MARICOPA, AZ 85139

510070220
SCROGGINS DELOIS,
1218 E PECAN RD
PHOENIX, AZ 85040
USA510020

510070180
SPRR,
1400 DOUGLAS STREET STOP 1640
OMAHA, NE 68179



ISLAMIC COMMUNITY CENTER OF TEMPE
131 East 6th Street
P.O. BOX 1313
Tempe, Arizona 85281
Phone (480) 894-6070
Fax (480) 894-6243

Report on Public Hearing for Rahma Cemetery

On the date of April 16th, 2015 at the time of 5:00PM, a public hearing was held at Rahma Cemetery, 21564 N Rahma St. Maricopa City, 85239, that invited the inhabitants surrounding the 5 acre land designated to be converted into a cemetery located at 21735 N San Rafael Rd, Maricopa, AZ 85139, for a discussion regarding their opinion on the topic. Only one attendee was present, Michael Neal. His property which he has rented out is close to San Rafael Street. His concern was whether the cemetery side facing his property would have some sort of screening. He was informed that not only will the grounds be screened with shrubs and trees surrounding the area but he was also shown the types of graves present at Rahma cemetery, all are low style graves, and there is no building on top of graves as commonly seen in some graveyards. Once this was confirmed he agreed that if the land was screened as mentioned he would have no objection to the building of the cemetery. The hearing ended at 7:00PM.

Attendee information:

Michael Neal

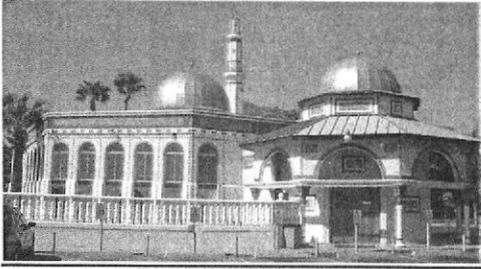
Cell: 480.695.0802

Office: 480.685.2760

Email: mikeeneal@aol.com

Property Manager,

Ahmad Ewais



ISLAMIC COMMUNITY CENTER OF TEMPE

131 East 6th Street

P.O. BOX 1313

Tempe, Arizona 85281

Phone (480) 894-6070

Fax (480) 894-6243

Report on Public Hearing for Rahma Cemetery

On the date of March 25th, 2015 at the time of 5:00PM, a public hearing was held at the Islamic Community Center of Tempe on 131 E 6th Street, Tempe, AZ 85281 that invited the inhabitants surrounding the 5 acre land designated to be converted into a cemetery located at 21735 N San Rafael Rd, Maricopa, AZ 85139, for a discussion regarding their opinion on the topic. Two of the neighbors attended the hearing, Jeff Marques and David McQuillan. Both were very friendly and open gentlemen who were more than happy to share their thoughts and ideas. They made it clear that they would like to be good neighbors and said that we should take good care of each other, and had no objections to the making of the cemetery. As such they volunteered to talk to the other neighbors that couldn't make it to the meeting who surrounded the area on behalf of Rahma in order to gain approval for the conversion. David was noted to have said something along the lines of, "It isn't the dead that we have problems with, it's the living", indicating he was sure there would be no problems having a cemetery near his land. Jeff also agreed. The hearing ended around 7:00PM with friendly good-byes and handshakes.

Attendee information:

Jeff Marques

Phone number: (602) 319-0123

Email: jlmhrc14@gmail.com

David McQuillan

Phone number: (602) 469-4676

Email: phxfiresafety@aol.com

Property Manager,

Ahmad Ewais

APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All applications must be typed or written in ink.)

1. Pinal County Staff Coordinator: A. MacDONALD
2. Date of Concept Review: 2/24/15 Concept Review No.: CR- 2-PA-006-15
3. The Legal Description of the Property: SEE ATTACHED
510-07-0134 AND
4. Tax Assessor Parcel No(s): 510-07-013A
5. Current Zoning: GR
6. Parcel size: 5.01
7. The existing use of the property is as follows: Vacant
8. The exact use proposed under this request: CEMETERY
9. Is the property located within three (3) miles of an incorporated community?
 YES NO
10. Is an annexation into a municipality currently in progress?
 YES NO
11. Is there a zoning violation on the property for which the owner has been cited?
 YES NO
If yes, zoning violation # N/A
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes.
SEE ATTACHED NARRATIVE PLEASE
13. Explain why the proposed development is needed and necessary at this time.
ADDITION TO EXISTING CEMETERY NEXT DOOR

RECEIPT #:

AMT:

DATE:

CASE:

REVISED OCTOBER 2014

PAGE 2

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Am JUM ALI MOHAMAD 480-231-0084
Name of Applicant Address Phone Number
21564 N. RAHMA ST. MARICOPA CITY
AZ. 85239

[Signature] TIMER GALLYFLIES@GMAIL.COM
Signature of Applicant E-Mail Address

AMIR - HAZZ 4419 N. SCOTT'S DALE 480-228-1300
Name of Agent/Representative Address Phone Number
RD 5, P. AZ. 85231

[Signature] HAZZ@GROUP@YAHOO.COM
Signature of Agent/Representative E-Mail Address

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Am JUM ALI MOHAMAD 480-231-0084
Name of Landowner Address Phone Number

[Signature] TIMER GALLYFLIES@GMAIL.COM
Signature of Landowner E-Mail Address

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within 600 feet of the subject parcel boundary.

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the _____ day of _____, 20____,
at the office of _____, and is accurate and complete to the best of my
knowledge.

Signature

Date

Acknowledged before me by _____, on this _____
day off _____, 20____.

(SEAL)

Signature of Notary Public

(If additional copies of this form are needed, please photocopy)

510070220
SCROGGINS DELOIS,
1218 E PECAN RD
PHOENIX, AZ 85040

51007001A
SCHLUND JOHN J,
8441 ASCOLANO AVE
FAIR OAKS, CA 95628

51007002B
NOVAK RAYMOND J JR & LAURA L TRS,
11735 LAKE GROVE CT
SAN DIEGO, CA 92131

51007002D
WEAVER TRISHA LYNN,
16540 E EL LAGO BLVD UNIT 46
FOUNTAIN HILLS, AZ 85268

51007002E
WILMETH GARRETSON F,
PO BOX 582
MARICOPA, AZ 85139

51007002F
MILNE MARY L, ROST TIMOTHY J
43333 W BLAZEN TRL
MARICOPA, AZ 85138

51007002H
MILNE MARY L, ROST TIMOTHY J
43333 W BLAZEN TRL
MARICOPA, AZ 85138

51007002K
NEAL MICHAEL E & SHIRLEY B,
2815 E BRANHAM LN
PHOENIX, AZ 85042

51007002M
NEAL DORIS J,
21938 N SAN RAFAEL RD
MARICOPA, AZ 85139

51007007E
REED DAVID D,
MAIL RETURN

510070080
NTC & CO FBO NELSON ROBERT N IRA ETAL
PO BOX 2010
CAREFREE, AZ 85377

51007009A
DOMKA WILLIAM F,
7595 MILLARD AVE
LAS CRUCES, NM 88012

51007009B
GUTIERREZ AURELIO & FELIPA F,
9431 S CALLE SAHUARO
TEMPE, AZ 85283

510070100
FERNANDEZ NELLIE M TR,
50049 W PETERS AND NALL RD
MARICOPA, AZ 85139

51007011A
LOPEZ MANUEL,
4702 W DESERT HILLS DR
GLENDALE, AZ 85304

51007011B
ORTEGA MARCOS & MARIA R,
8239 CALLE MONTEZUMA
TEMPE, AZ 85283

510070120
FLOREZ ALEJANDRO S OR CARMEN H TRS,
9111 W FILLMORE ST
TOLLESON, AZ 85353

51007013A
ALIMOHAMED ANJUM,
1969 E STEPHENS DR APT W
TEMPE, AZ 85283

51007013B
CHAPMAN FULMER & LADONNA TRS,
1300 N MCCLINTOCK DR STE B4
CHANDLER, AZ 85226

51007013D
MUNRO RANDY LEE,
PO BOX 24745
TEMPE, AZ 85285

510070140
MCQUILLAN DAVID E,
14104 S TUTHILL RD
BUCKEYE, AZ 85326

510070150
ISLAMIC COMMUNITY CENTER OF TEMPE,
PO BOX 1313
TEMPE, AZ 85280

510070170
UNION PACIFIC CORPORATION,
1400 DOUGLAS STREET STOP 1640
OMAHA, NE 68179

510070190
ISLAMIC CULTURAL CENTER,
PO BOX 1313
TEMPE, AZ 85280

510070210
HUDSON ROBERT & LORETTA O,
21862 N SAN RAFAEL RD
MARICOPA, AZ 85139

510070220
SCROGGINS DELOIS,
1218 E PECAN RD
PHOENIX, AZ 85040
USA510020

510070180
SPRR,
1400 DOUGLAS STREET STOP 1640
OMAHA, NE 68179

CONSENT TO PERMIT

TO: PINAL COUNTY
c/o Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

ANJUM ALIMOHTAMED

[Insert Name of owner and if a corporation, company, partnership, etc., insert State of Formation]

hereinafter referred to as "Owner," is/are the owner(s) of approx 5 ACRES acres located
at 21735 N SAN RAFAEL RD MARICOPA, AZ 85139, and further
[Insert Address of Property]

identified as tax parcel number 510-07-013AG and legally described as follows:
[Insert Parcel Number]

N 1/2 NW of LOT 19 IN SEC 18-45-2E EXC W-15' FOR ROAD
PURPOSES (EASEMENT) SEC 18-45-2E S.O.O.A.C

[Insert Legal Description]

Said property is hereinafter referred as "the Property."

Owner consents to [Insert Name of Applicant]'s application
for [Insert Type of Permit] for [Describe Use]
and consents to the issuance of the permit for the stated use on the Property.

[If an Individual, use the following Signature Block and Acknowledgment]

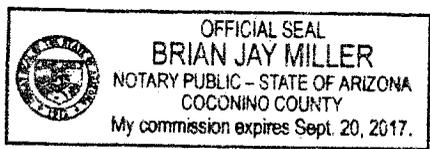
[Signature] [Signature]
Dated: 05/09/15 Dated:

STATE OF Arizona)
COUNTY OF Maricopa) ss.

The foregoing instrument was acknowledged before me, the undersigned Notary Public,
this 9 day of March, 2015, by Anjum Alimohamed
[Insert Name of Signor(s)]

[Signature]
Notary Public

My Commission Expires: 9-20-17



IUP-002-15



PINAL COUNTY
wide open opportunity

MEETING DATE: January 21, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **IUP-002-15 (APS Saguaro Solar Field)**

CASE COORDINATOR: Steve Abraham, AICP

Executive Summary:

This is a Industrial Use Permit (IUP) to allow the construction and operation of utility grade solar photo voltaic (PV) power plant at the Saguaro Power Plant near Red Rock. The facility is located on property owned by APS previously approved as a paper manufacturing plant and a focused energy solar demonstration site. The paper manufacturing plant was never constructed and the focused energy demonstration site is set to be decommissioned. The site is zoned CI-2 under case PZ-210-70 approved in September of 1970.

If This Request is Approved:

If approved, it would allow the operation of a PV power plant on a 622 acre parcel.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request.

LEGAL DESCRIPTION: A 622± acre parcel situated in a portion of Section 14, T10S, R10E G&SRB&M.

TAX PARCEL: 410-08-002A (legal on file)

LANDOWNER: APS, c/o Tracy Wiczorek, 25990 E. Camino Adelante, Red Rock Arizona 85145.

REQUESTED ACTION & PURPOSE: Arizona Public Service landowner, requesting approval of an Industrial Use Permit to construct and operate a solar photovoltaic power plant on a 622.8± acre parcel in the Industrial (CI-2) zone (**PZ-210-70**)

LOCATION: Located approximately 2 miles southeast of the Red Rock interchange in southern Pinal County.

SIZE: 622± acres.

COMPREHENSIVE PLAN: The site is designated as Employment. The surrounding properties are also designated Employment. The applicant's request conforms to the Comprehensive Plan.

EXISTING ZONING AND LAND USE: The subject property is zoned CI-2 Industrial zone. The site is mostly vacant save for the focused energy demonstration site located on the southwestern side of the parcel.

SURROUNDING ZONING AND LAND USE:

North, South, East & West: CI-1 light industry zone, the *Saguaro Power Plant* is west of the proposed facility

FINDINGS:

Site data:

Flood zone: "x" an area that is determined to be outside the 100 year floodplain.
Access: The site is accessed through the *Saguaro Power Plant* off of Camino Adelante.

PUBLIC PARTICIPATION:

Neighborhood Meeting:	November 10, 2015
Neighborhood and agency mail out:	Week of December 21 st , 2015
Newspaper Advertising:	December 31, 2015
Site posting: Applicant:	December 15, 2015
Site posting: County:	December 29th, 2015

HISTORY: The subject property is zoned CI-2. It was rezoned in 1970 it remained vacant until 2004 when APS constructed a solar focused energy (parabolic mirror concentrator type) demonstration/test site in 2004.

ANALYSIS: The applicant is requesting a IUP to operate a PV solar power plant with capacity for up to 50 MW on 622 acres.

The project site is located east of the existing *Saguaro Power Plant* which is dominated visually by the gas fired generator. This site is behind that generator as one would be driving on I-10 and may not be entirely visible from the interstate. Further the site is completely surrounded by CI-1 zoning which in large part includes AZ State Trust Land. In CI-2 this zoning category structures would have to be less than 20 feet in height and any inverter buildings or service buildings would have to be less than 35 feet in height. The applicants have included a site plan for the Commission's review.

The topography of the site is relatively flat and there are several washes that crisscross the site, constriction is proposed near, around, and through the washes in such a way that construction plans will have to be approved by our flood control district as part of site plan review prior to operation of the facility. As with most PV facilities traffic noise and dust generation is minimal after construction.

The area is located within the "Employment" land use designation of the Pinal County Comprehensive Plan. The proposed use is consistent with this land use designation.

To date, no letters in support and no letters in opposition have been received regarding the requested Industrial Use Permit.

The zoning ordinance identifies factors for consideration when reviewing Industrial Use Permit requests. These factors include, but are not limited to:

- **traffic conditions;**
- **provision of services and utilities to the site;**
- **the relationship of the proposed special use and surrounding uses;**
- **whether the proposed use is beneficial to the public health, safety and general welfare of the community;**
- **access to streets that are adequately designed and constructed to handle the volume generated by the use;**
- **does not result in the use of a residential street for non-residential through traffic;**
- **whether adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff;**
- **the need for the proposed special use in the neighborhood/community;**
- **public input.**

If the Commission deems there is sufficient evidence to grant this IUP staff has included stipulations relating to the operation and permitting of the facility.

The **Pinal County Department of Public Works** reviewed the proposal and had no comments.

The **Pinal County Air Quality Control District** provided comments which are included within the correspondence section of this staff report.

The **Pinal County Flood Control Section** other than identifying the site being in flood zone "x" had no additional requirements

Pima County reviewed the proposal and had now comments to offer

Arizona Game and Fish reviewed the proposal and had several comments, their letter and reply package is attached to this report.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this IUP under Planning Case IUP-002-15. Furthermore, the Commission must determine that this IUP will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

- A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING**
- B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE**
- C) NEIGHBORHOOD IMPACT**
- D) FLOOD CONTROL**
- E) TRAFFIC IMPACT**
- F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN**
- G) BENEFITS/DETRIMENTS TO PINAL COUNTY**

STAFF SUMMARY: The applicant, APS, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of an IUP.
2. To date, no letters in support and no letters in opposition have been received regarding the requested Industrial Use Permit.
3. The site is accessed from Camino Adelante, and a dedicated freeway exit from the south.
4. The subject property is located within the "Employment" designation of the Pinal County Comprehensive Plan.
5. Granting of the IUP will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION:

Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this IUP request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **IUP-002-15** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

- 1) The layout, design and set up and operation of the solar photovoltaic power plant park shall be in substantial conformity with the submitted site plan dated December 2015; support building locations, minor modifications and expansions of the solar panel areas within the 622 acre site and are permitted, subject to the review and approval of the Community Development Director;
- 2) applicant/owner/developer/operator shall receive site plan approval prior to operation in accordance with Chapter 2.200 of the Pinal County Development Services Code;
- 3) any change or expansion of use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.10.010.d of the Development Services Code;
- 4) A Traffic Impact Analysis will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
- 5) 55' half street right-of-way dedication will be required for all section line roads (northern, southern, and eastern boundaries). All right-of-way dedication shall be free and unencumbered and all right-of-way conveyances shall be completed

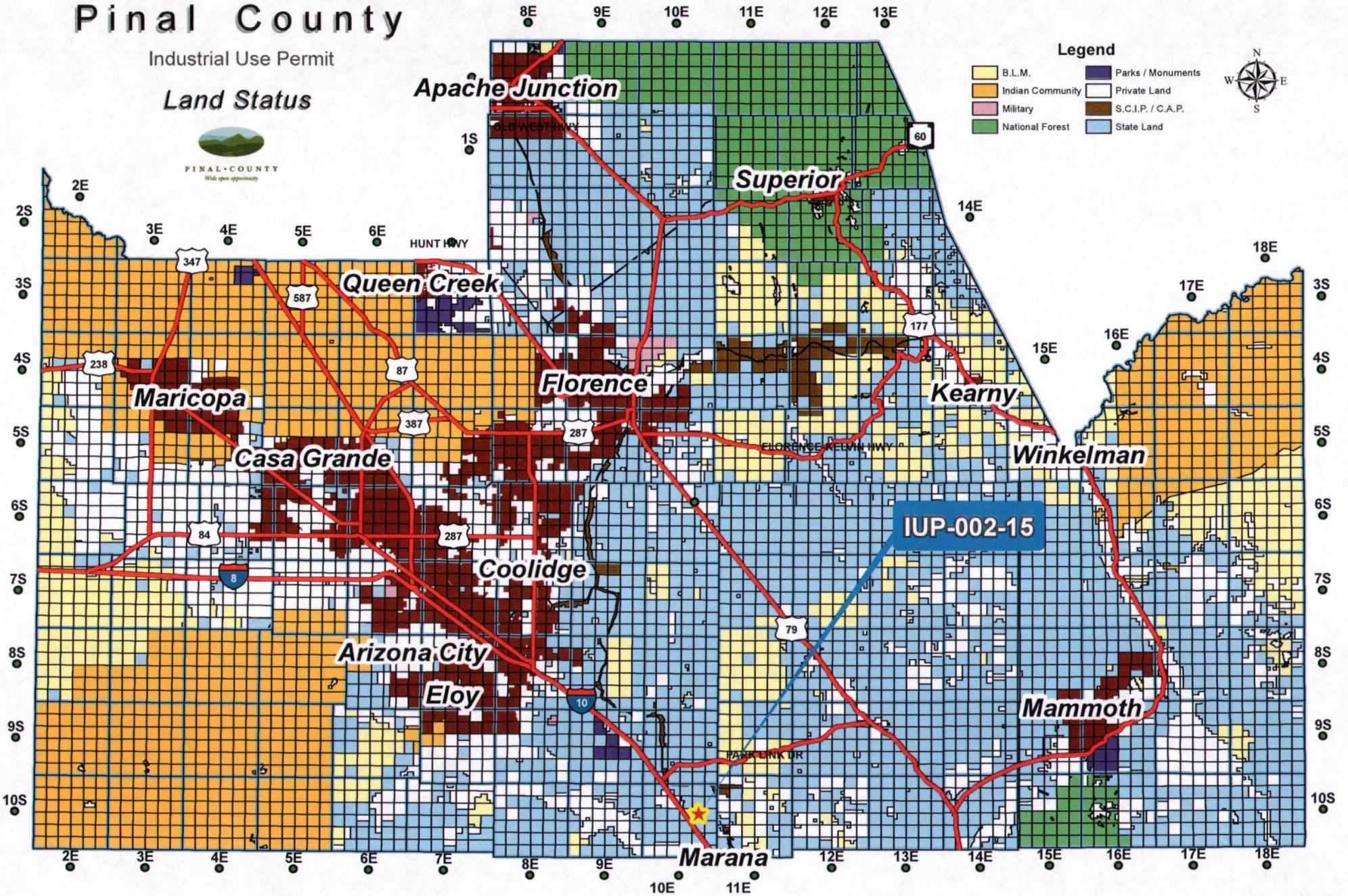
- prior to the Site Plan approval or as approved by the County Engineer. The applicant is responsible for all processing fees associated with the dedication of right-of-way;
- 6) A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
 - 7) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-lot retention area; operation of the facility for practice shall be limited to daylight hours;
 - 8) all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
 - 9) the applicant shall keep the property free of trash, litter and debris;
 - 10) Biological surveys shall be conducted for the *Tucson shovel-nosed snake*, *Sonoran Desert tortoise*, *Western Burrowing Owl*, and *Kit Fox*. Survey protocols and guidelines shall follow Arizona Game and Fish Department (AZGFD) requirements. If wildlife is encountered during construction of the facility, it should be moved outside the project area within 1 mile of its original location. A scientific collecting permit from the AZGFD is required for this activity. If wildlife will need to be removed from the facility once it is operational, annual renewal of the permit will be required. Copies of the Biological surveys shall be submitted for review to Arizona Game and Fish Department and Pinal County Community Development prior to construction activities;
 - 11) All plant salvage and re-vegetation efforts shall be coordinated with the Arizona Department of Agriculture, in accordance with the *Arizona Native Plant Law*. A reclamation plan is required for disturbed sites. If applicable, the plan shall include planting native, weed-free seed and vegetation. The plan shall be submitted to Pinal County Community Development Department for review and approval, further evidence of coordination with the Arizona Department of Agriculture shall be submitted in a form satisfactory to the Development Services Director;
 - 12) If applicable, depending on identified species, the project construction activities should be limited during the breeding season for birds, generally May through late August. The applicant/owner/builder shall conduct avian surveys to determine bird species that may be utilizing the area and develop a plan to avoid disturbance during the nesting season;
 - 13) Outdoor lighting shall meet "Zone 2" requirements, as specified by the PCDSC.

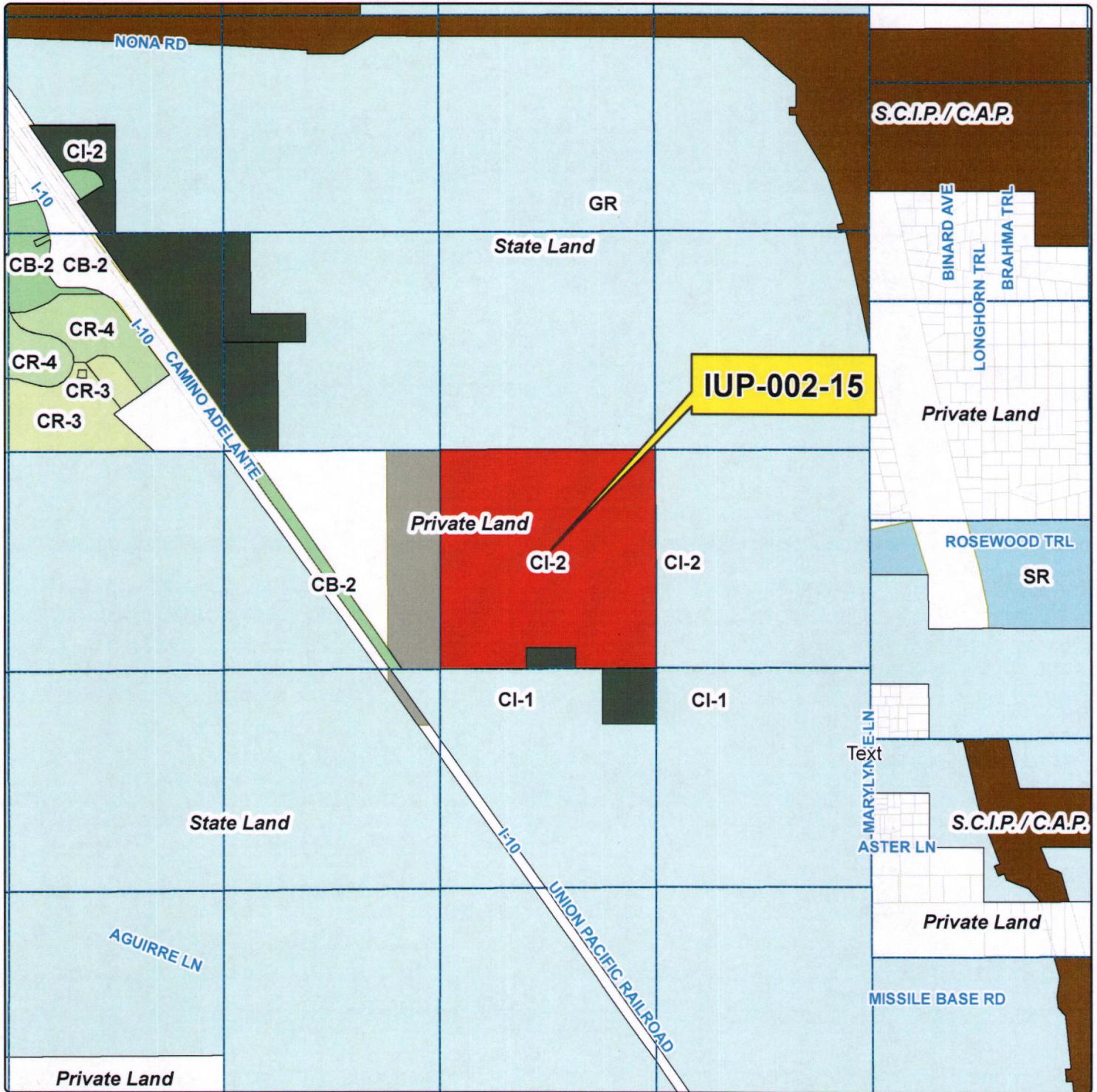
Date Prepared: 1/13/2016 - sja
Revised:

Pinal County

Industrial Use Permit

Land Status





Industrial Use Permit

Community Development



PINAL COUNTY
Wide open opportunity

Arizona Public Service

Legal Description:

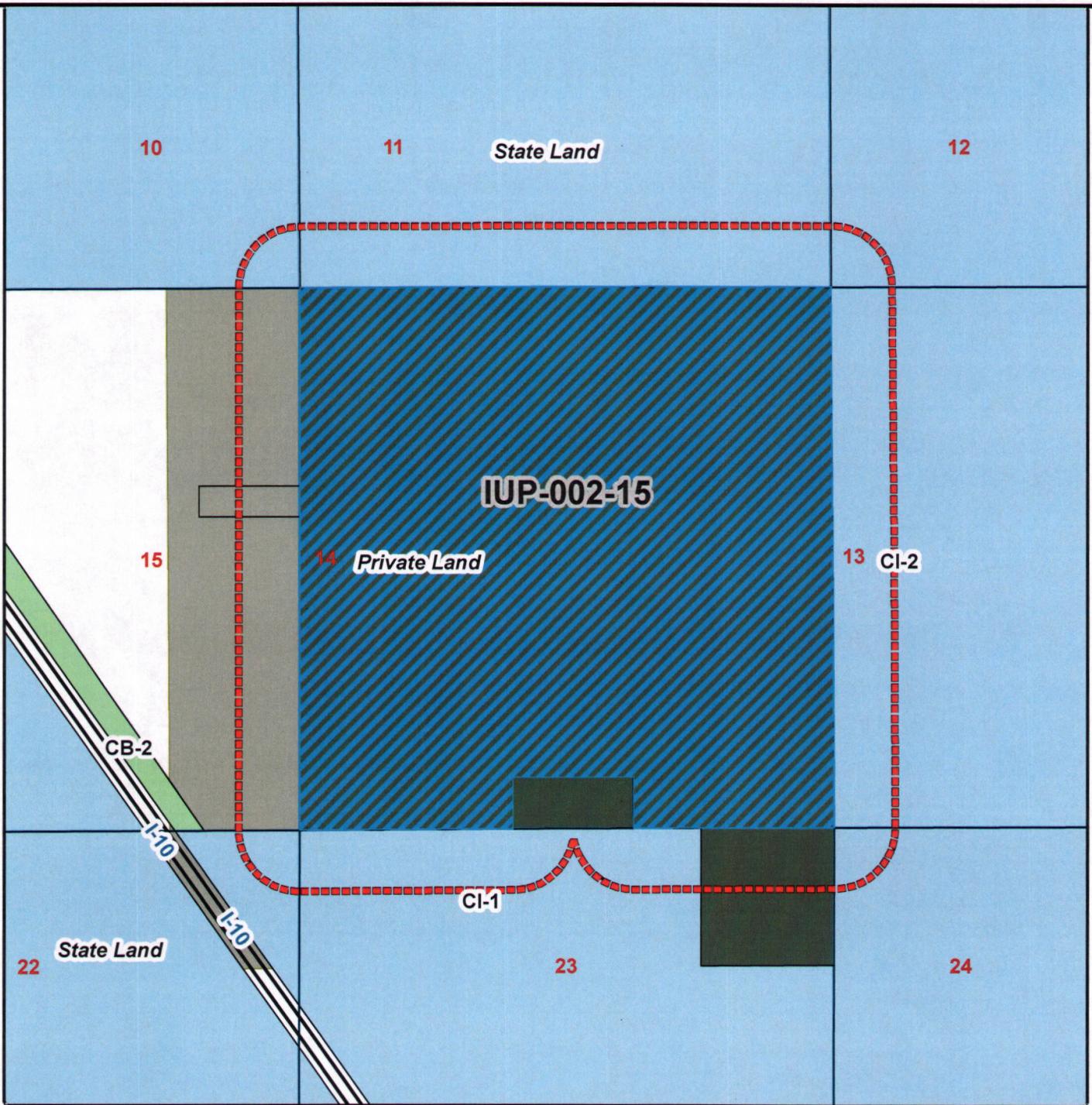
Situated in a portion of the Section 14, T10S, R10E, G&SRB&M, Parcel 410-08-002A. (legal on file) (located on Camino Adelante, 2 miles south of the Red Rock interchange on the east side of I-10).

T10S-R10E Sec 14



Arizona Public Service		
Drawn By: GIS / JT / LJT	Date: 12/10/2015	
Sheet No. 14	Township 10S	Range 10E
Case Number: IUP-002-15		

1 of 1



Industrial Use Permit

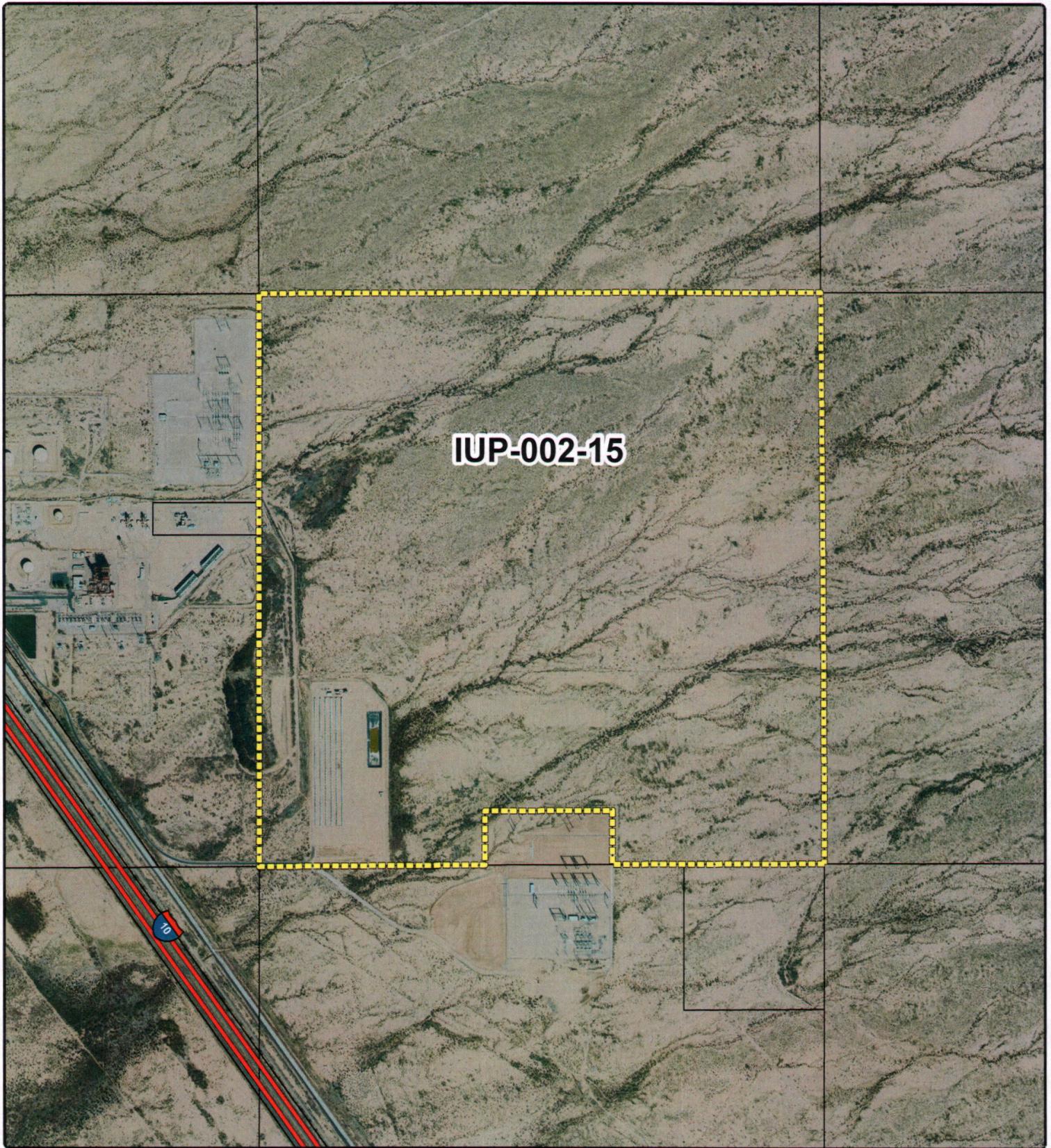
IUP-002-15 – PUBLIC HEARING/ACTION: Arizona Public Service landowner, requesting approval of an Industrial Use Permit to construct and operate a solar photovoltaic power plant on a 622.8± acre parcel in the Industrial (CI-2) zone (PZ-210-70); situated in Section 14, T10S, R10E, G&SRB&M, tax parcel 410-08-002A (legal on file) (located on Camino Adelante, 2 miles south of the Red Rock interchange on the east side of I-10).

Current Zoning: CI-2
Request Zoning: Industrial Use Permit
Current Land Use: EMPLOYMENT



PINAL COUNTY
Wide open opportunity

Legal Description: Situating in a portion of Section 14, T10S, R10E, G&SRB&M, Parcel 410-08-002A, (legal on file) (located on Camino Adelante, 2 miles south of the Red Rock interchange on the east side of I-10).		Owner/Applicant: Arizona Public Service	
T10S-R10E Sec 14		Drawn By: GIS / IT / LJT	Date: 12/19/2015
Sheet No. 1 of 1	Sections 14	Township 10S	Range 10E
	Case Number: IUP-002-15		



Industrial Use Permit



PINAL • COUNTY
Wide open opportunity

IUP-002-15



PINAL COUNTY
wide open opportunity

Memorandum

Date: January 21, 2016

To: Steve Abraham, Planning Division Manager
Community Development Department

From: Lester Chow, Engineering Division Manager
Community Development Department

Cc: Scott Bender, P.E.
Pinal County Engineer

Subject: **Rezoning Application for the 50 MW photovoltaic solar power plant (Red Rock Solar Site), Case IUP-002-15**

The Engineering Division has reviewed the Rezoning Application for the RED ROCK SOLAR SITE, Case No. IUP-002-15 and recommends that it be approved subject to the following conditions:

- 1) A Traffic Impact Analysis will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
- 2) 55' half street right-of-way dedication will be required for all section line roads (northern, southern, and eastern boundaries). All right-of-way dedication shall be free and unencumbered and all right-of-way conveyances shall be completed prior to the Site Plan approval or as approved by the County Engineer. The applicant is responsible for all processing fees associated with the dedication of right-of-way;
- 3) A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
- 4) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-lot retention area;

rev: L. Chow
cc: S. Abraham

COMMUNITY DEVELOPMENT
ENGINEERING DIVISION



PINAL COUNTY
wide open opportunity

MEMORANDUM FROM AIR QUALITY

Date: January 11, 2016
To: Steve Abraham
Cc: P & Z Review Committee
From: Anu Jain - Permit Engineer
Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
1/21/16	IUP-002-15	Arizona Public Service Company	50 MW Photovoltaic Power Plant	See Comments 1, &2

***Comments:**

1. Dust registration is required if 0.1 acres or more land is disturbed.
2. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.



THE STATE OF ARIZONA
GAME AND FISH DEPARTMENT

5000 W. CAREFREE HIGHWAY
 PHOENIX, AZ 85086-5000
 (602) 942-3000 • WWW.AZGFD.GOV

REGION V, 555 N. GREASEWOOD ROAD, TUCSON, AZ 85745

GOVERNOR
 DOUGLAS A. DUCEY
COMMISSIONERS
 CHAIRMAN, KURT R. DAVIS, PHOENIX
 EDWARD "PAT" MADDEN, FLAGSTAFF
 JAMES R. AMMONS, YUMA
 JAMES S. ZIELER, ST. JOHNS
 ROBERT E. MANSELL, WINSLOW
DIRECTOR
 LARRY D. VOYLES
DEPUTY DIRECTOR
 TY E. GRAY



January 12, 2016

Mr. Steve Abraham
 Planning Manager
 Pinal County Planning and Development Department
 PO Box 2973
 Florence, AZ 85132

Re: APS Industrial Use Permit for Solar Photovoltaic Power Plant Project

Dear Mr. Abraham:

The Arizona Game and Fish Department (Department) has reviewed the transmittal form dated December 18, 2015 and accompanying Industrial Use Permit application for the APS Solar Photovoltaic (PV) Power Plant on 622.8± acres in Pinal County. The project parcel is located in Section 14, T10S, R10E G&SRB&M, tax parcel 410-08-002A, located on Camino Adelante, 2 miles south of the Red Rock interchange on the east side of I-10. The Department has the following comments for your consideration in processing the Industrial Use Permit.

To aid planners in developing and permitting solar facilities, the Department published **Guidelines for Solar Development in Arizona** in 2010. The excerpt below is provided to bring your attention to the importance of mitigation for offsetting permanent habitat loss from development of solar infrastructure.

AGFD recognizes the purpose and need for renewable energy and that solar developments will impact wildlife and their habitat. Project proponents and permitting agencies should ensure that appropriate measures are incorporated into the planning and construction of the project to avoid or minimize impacts to the greatest extent possible. If these measures are insufficient to avoid negative impacts to wildlife, habitat connectivity, or depletion of water resources, mitigation can be used to offset such impacts, including cumulative impacts. The following potential mitigation options are known to protect and enhance wildlife populations at biologically appropriate locations when properly designed and implemented:

- *Funding wildlife research*
 - *Studies of displacement*
 - *Population impacts*
 - *Wildlife movement and behavior*

Mr. Steve Abraham

January 12, 2016

2

- *Offsite conservation of important/crucial/valuable habitat*
 - *Nesting and breeding areas*
 - *Foraging habitat*
 - *Roosting or wintering areas*
 - *Migratory rest areas*
 - *Habitat corridors and linkages*
- *Offsite habitat restoration*
 - *Restored habitat function*
 - *Increased carrying capacity*
 - *Revegetation*
- *Offsite habitat enhancement*
 - *Predator control program(s)*
 - *Noxious/exotic/invasive species removal*

Although impacts may occur, the ability to mitigate for them can influence whether a project is supported or not by AGFD. Practical and feasible mitigation is recommended when it will serve to minimize a project's effect on wildlife populations and their habitat. Mitigation is site- and species-specific, and must be formulated for each individual project. Mitigation should have a biological basis for ensuring protection or enhancement of the species affected by the project.

Funding wildlife research is one potential mitigation option with long-term benefits. The more knowledge about wildlife response to solar development in Arizona, the more effective recommendations can be made to avoid/minimize/mitigate impacts. When considering research as a mitigation option, consult with AGFD to help design and conduct investigations.

Mitigation can also involve the purchase of land through fee title, purchase of conservation easements, or other land conveyances for the permanent protection of the biological resources on these lands. The purchased land or easements should have biological value equal to or higher than the land lost for the target species, or community of species, affected by the solar energy project. Please refer to AGFD's Conservation Easements Fact Sheet for more information at <http://www.azgfd.gov/hgis/pdfs/LandsConservationEAsement.pdf>.

Although the project site is located in an appropriate area adjacent existing infrastructure, there will be a conversion of over 600 acres of Sonoran desert wildlife habitat to a solar energy generating facility. Such direct loss of habitat should be mitigated. The Department's Wildlife and Wildlife Habitat Compensation policy is to seek compensation at a 100% level where feasible, for actual or potential habitat losses resulting from land and water projects. We are available to work with project proponents and permitting authorities to develop appropriate mitigation packages.

Mr. Steve Abraham
January 12, 2016
3

In addition to the direct loss of habitat, we also have some concern for potential project-related impacts to surface hydrology. Sonoran desert habitats and associated fauna are highly dependent on the minimal precipitation received each year. The resulting sheet flows contribute significantly to the hydrology of areas where rain events often occur in isolated patches. Any disruptions to surface flows, both in washes and across uplands, could lead to broad scale mortality of desert vegetation and potentially change wildlife species distributions and abundance beyond the project footprint. We therefore recommend the County work closely with APS to maintain or reconnect surface hydrology both upstream and downstream of the project site.

The Department is also concerned about the possible effects of facility lighting on nocturnal wildlife. Artificial night lighting, which may be intensified by the reflective PV surfaces, may attract insects and their predators (e.g., bats). It could also impair the ability of nocturnal animals to navigate and may negatively affect reptile populations. The Department recommends using only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

Attached for your information is the Arizona Environmental Online Review Tool Report generated for the APS PV project. Within the report you will find a list of special status species and special areas documented within 5 miles of the project vicinity. Additionally, there is a list of Species of Greatest Conservation Need predicted within the project vicinity. We recommend APS review these lists in advance of conducting any biological investigations of the site prior to any habitat clearing or construction activities.

Thank you for the opportunity to provide comments on this proposed project. On the following page you will find some Department recommendations for the APS PV project. Please contact me at 520-388-4447 if you have any questions, or would like to further discuss our concerns and recommendations.

Sincerely,


Kristin Terpening
Habitat, Evaluation & Lands Specialist, Region V

cc: Laura Canaca, Project Evaluation Program Supervisor
John Windes, Habitat, Evaluation & Lands Program Manager, Region V

Attachment: Arizona Environmental Online Review Tool Report

AGFD #M15-12283002

Department Recommendations for the APS Project

To minimize the potential impacts to wildlife habitat and populations resulting from the development and operation of the APS Photovoltaic Power Plant project, the Department recommends implementing the following:

1. At a minimum, surveys should be conducted for Tucson shovel-nosed snake, Sonoran desert tortoise, western burrowing owl, and kit fox. Survey protocols and guidelines exist for desert tortoise and burrowing owl at <http://www.azgfd.gov/hgis/guidelines.aspx>.
2. If wildlife is encountered during construction of the facility, it should be moved outside the project area within 1 mile of its original location. A scientific collecting permit is required for this activity. A permit can be obtained by emailing Scpermit@azgfd.gov for more information. If wildlife will need to be removed from the facility once it is operational, annual renewal of the permit will be required.
3. Project analysis should include evaluation of the direct, indirect and cumulative effects of project development on wildlife, wildlife habitat and wildlife habitat connectivity resulting from the conversion of creosote flat habitat to a solar generating plant. If negative impacts are anticipated, the Department recommends implementing activities that could mitigate these impacts. Such activities may include, but are not limited to, preserving land elsewhere, restoring degraded land, and/or relocating facility footprint.
4. Project analysis should also include a thorough evaluation of the anticipated impacts to water resources, including groundwater, surface hydrology, and downstream impacts. The Department strongly encourages the use of technology that requires minimal amounts of water. In the desert, water is very scarce and reducing consumption will lessen impacts on wildlife as well as the public.
5. Current hydrology of the project site should be maintained. Any change in sheet flow will have detrimental effects to down slope vegetation. In addition, consult with the U.S. Army Corps of Engineers regarding Clean Water Act issues, best management practices, and guidelines for minimizing and mitigating impacts to riparian areas.
6. Coordinate plant salvage and revegetation efforts with the Arizona Department of Agriculture, in accordance with the Arizona Native Plant Law. The Tucson Cactus and Succulent Society's Cactus Rescue Crew has an exceptional track record of salvaging cacti in advance of commercial development. They may be contacted for salvage assistance at cactus@tucsoncactus.org. A reclamation plan is recommended for disturbed sites, where appropriate, including planting native, weed-free seed and vegetation.
7. Limit project activities during the breeding season for birds, generally May through late August, depending on species in the local area (raptors breed in early February through May). Conduct avian surveys to determine bird species that may be utilizing the area and develop a plan to avoid disturbance during the nesting season.
8. If applicable, proper design and construction of the transmission lines is necessary to prevent or minimize risk of electrocution of raptors, owls, vultures, and golden or bald eagles, which are protected under state and federal laws.

Arizona Environmental Online Review Tool Report



Arizona Game and Fish Department Mission

To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:

APS Solar PV Power Plant Pinal County

Project Description:

APS to Pinal Co for Industrial Use Permit to construct/operate solar PV power plant on 622.8 acres on Camino Adelante, 2 mi s of Red Rock interchange E side I-10

Project Type:

Energy Storage/Production/Transfer, Energy Production (generation), photovoltaic solar facility (new)

Contact Person:

Kristin Terpening

Organization:

AGFD

On Behalf Of:

PINAL

Project ID:

HGIS-02791

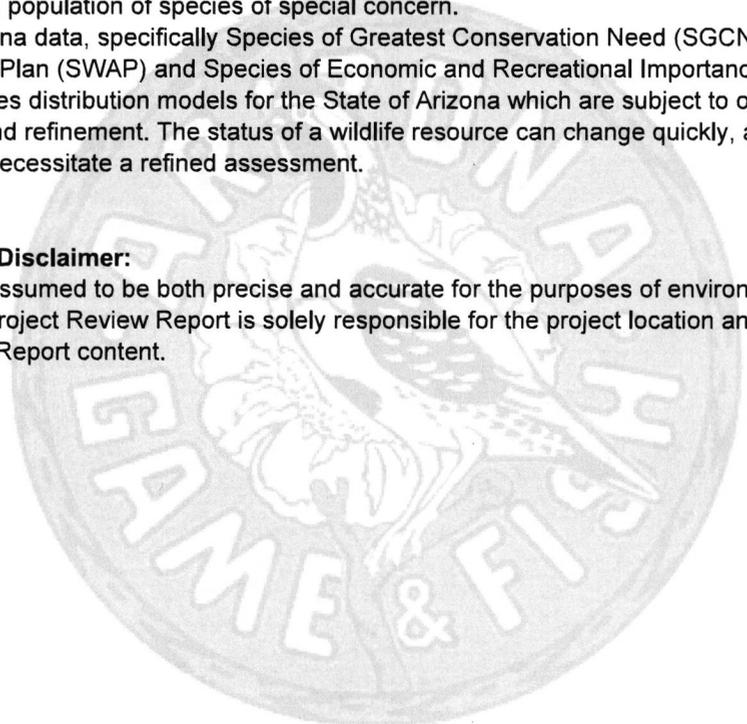
Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

Locations Accuracy Disclaimer:

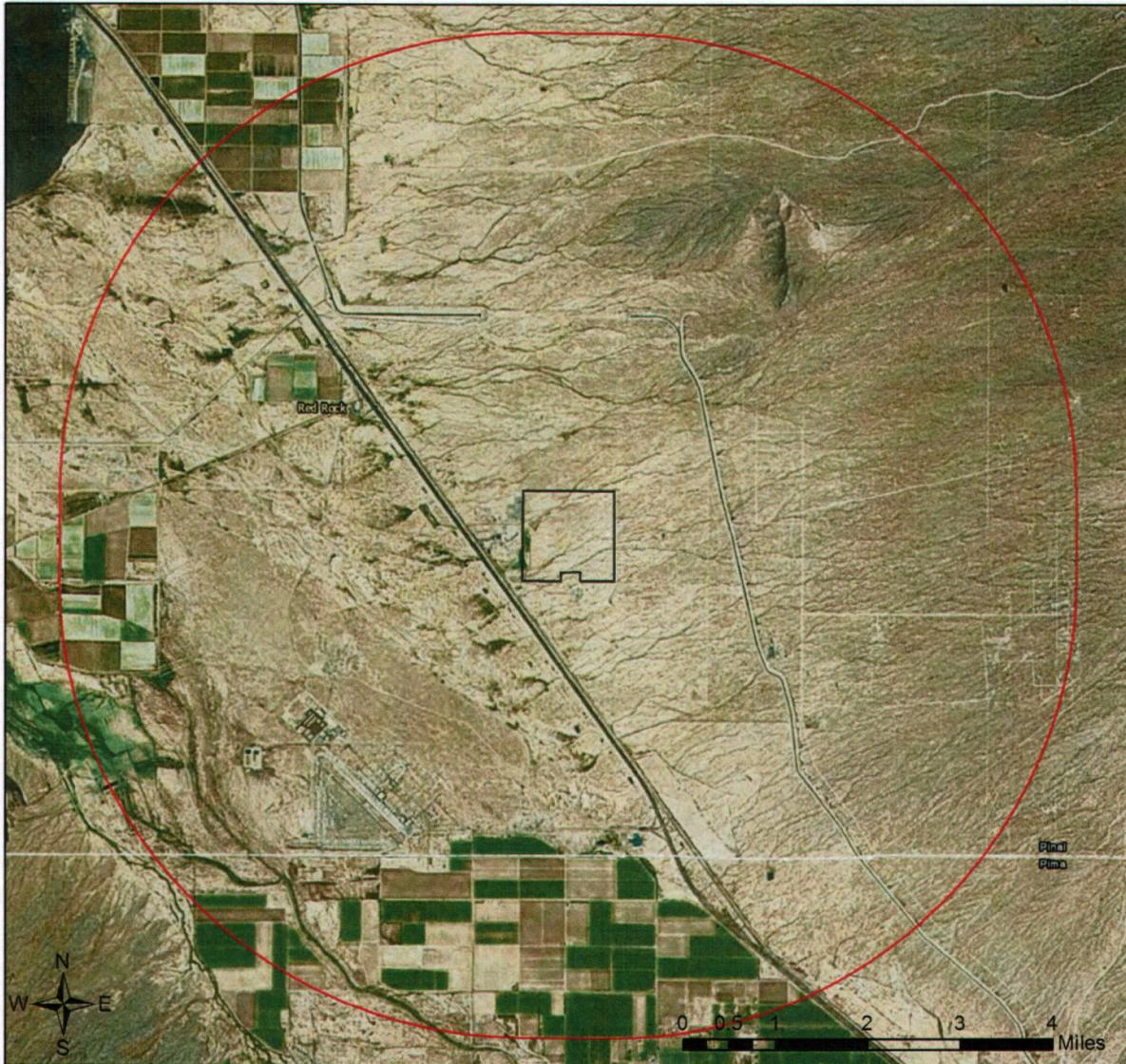
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.



Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
Project Evaluation Program, Habitat Branch
Arizona Game and Fish Department
5000 West Carefree Highway
Phoenix, Arizona 85086-5000
Phone Number: (623) 236-7600
Fax Number: (623) 236-7366
Or
PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

APS Solar PV Power Plant Pinal County Aerial Image Basemap With Locator Map



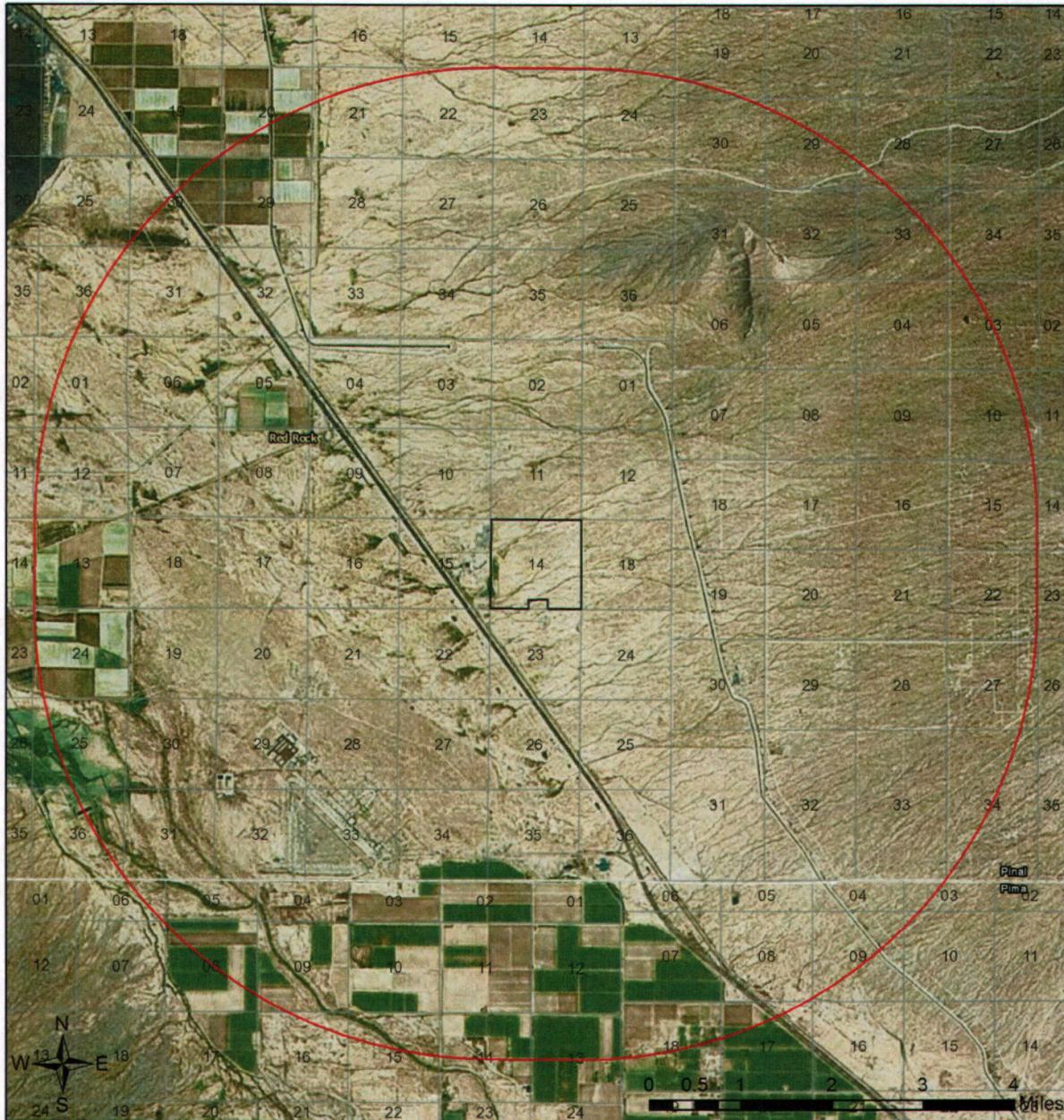
-  Project Boundary
-  Buffered Project Boundary

Project Size (acres): 616.13
Lat/Long (DD): 32.5526 / -111.2864
County(s): Pinal
AGFD Region(s): Tucson
Township/Range(s): T10S, R10E
USGS Quad(s): RED ROCK

Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),



APS Solar PV Power Plant Pinal County Web Map As Submitted By User



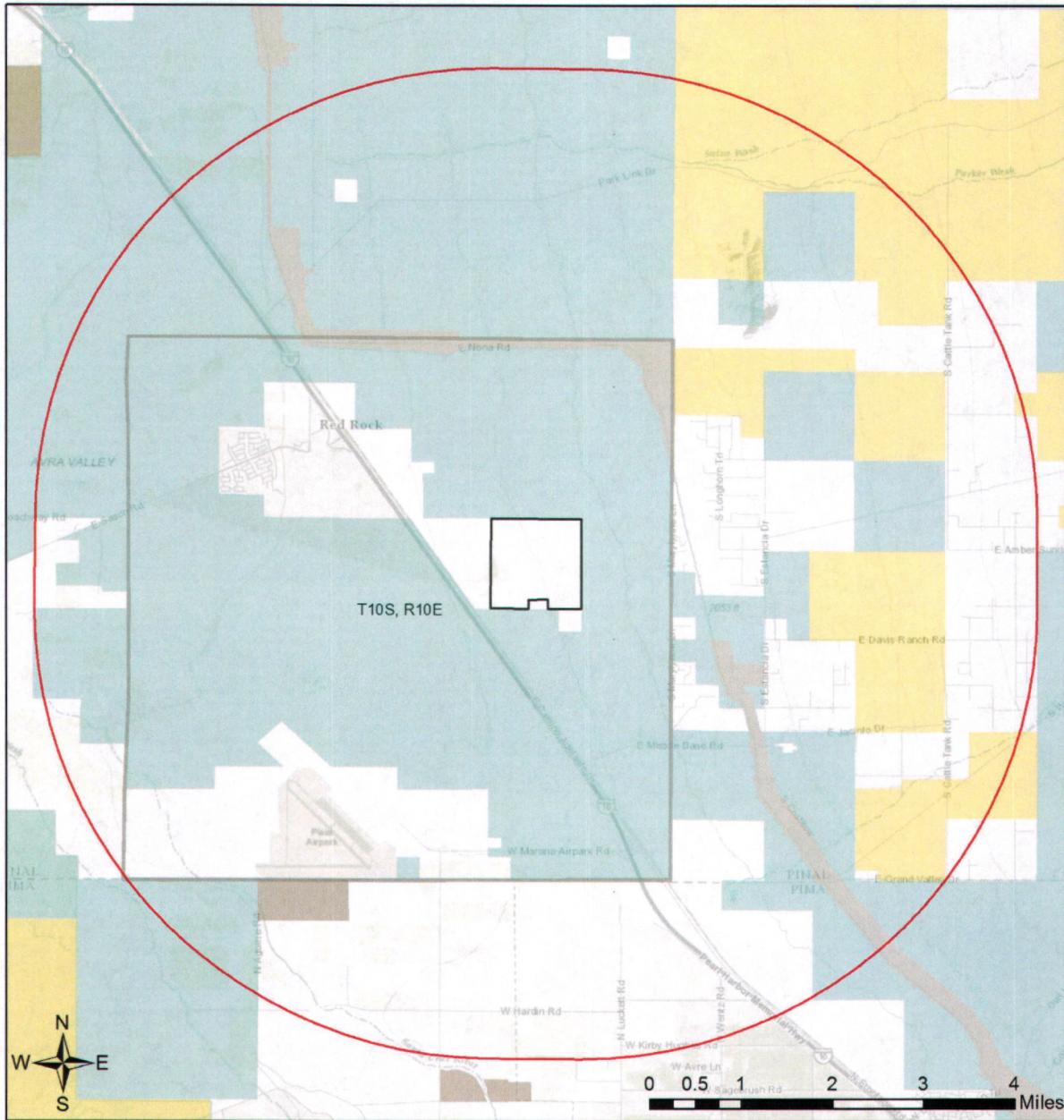
- Project Boundary
- Buffered Project Boundary
- Sections

Project Size (acres): 616.13
Lat/Long (DD): 32.5526 / -111.2864
County(s): Pinal
AGFD Region(s): Tucson
Township/Range(s): T10S, R10E
USGS Quad(s): RED ROCK

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

APS Solar PV Power Plant Pinal County

Topo Basemap With Township/Ranges and Land Ownership



- | | |
|---------------------------|--------------------------|
| Project Boundary | Mixed/Other |
| Buffered Project Boundary | National Park/Mon. |
| Township/Ranges | Private |
| AZ Game and Fish Dept. | State and Regional Parks |
| BLM | State Trust |
| BOR | US Forest Service |
| Indian Res. | Wildlife Area/Refuge |
| Military | |

Project Size (acres): 616.13
 Lat/Long (DD): 32.5526 / -111.2864
 County(s): Pinal
 AGFD Region(s): Tucson
 Township/Range(s): T10S, R10E
 USGS Quad(s): RED ROCK

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Special Status Species and Special Areas Documented within 5 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Athene cunicularia hypugaea</i>	Western Burrowing Owl	SC	S	S		1B
<i>Chionactis occipitalis klauberi</i>	Tucson Shovel-nosed Snake	SC				1A
Coyote - Ironwood - Tucson Linkage Design	Wildlife Corridor					
<i>Glaucidium brasilianum cactorum</i>	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	CCA	S			1A
Ironwood - Picacho Linkage Design	Wildlife Corridor					
<i>Opuntia versicolor</i>	Stag-horn Cholla					SR
<i>Stenocereus thurberi</i>	Organ Pipe Cactus					SR

Note: Status code definitions can be found at http://www.azgfd.gov/w_c/edits/hdms_status_definitions.shtml.

**Species of Greatest Conservation Need
 Predicted within Project Vicinity based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Aix sponsa</i>	Wood Duck					1B
<i>Ammospermophilus harrisi</i>	Harris' Antelope Squirrel					1B
<i>Anaxyrus retiformis</i>	Sonoran Green Toad			S		1B
<i>Anthus spragueii</i>	Sprague's Pipit	C*				1A
<i>Aquila chrysaetos</i>	Golden Eagle	BGA		S		1B
<i>Aspidoscelis stictogramma</i>	Giant Spotted Whiptail	SC	S			1B
<i>Athene cunicularia hypugaea</i>	Western Burrowing Owl	SC	S	S		1B
<i>Botaurus lentiginosus</i>	American Bittern					1B
<i>Buteo regalis</i>	Ferruginous Hawk	SC		S		1B
<i>Charadrius montanus</i>	Mountain Plover	SC				1B
<i>Chilomeniscus stramineus</i>	Variable Sandsnake					1B
<i>Chionactis occipitalis klauberi</i>	Tucson Shovel-nosed Snake	SC				1A
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo (Western DPS)	LT	S			1A
<i>Colaptes chrysoides</i>	Gilded Flicker			S		1B
<i>Coluber bilineatus</i>	Sonoran Whipsnake					1B
<i>Corynorhinus townsendii pallescens</i>	Pale Townsend's Big-eared Bat	SC	S	S		1B
<i>Crotalus tigris</i>	Tiger Rattlesnake					1B
<i>Crotaphytus nebrius</i>	Sonoran Collared Lizard					1B
<i>Dipodomys spectabilis</i>	Banner-tailed Kangaroo Rat			S		1B
<i>Euderma maculatum</i>	Spotted Bat	SC	S	S		1B
<i>Eumops perotis californicus</i>	Greater Western Bonneted Bat	SC		S		1B
<i>Eumops underwoodi</i>	Underwood's Bonneted Bat	SC				1B
<i>Glaucidium brasilianum cactorum</i>	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	CCA	S			1A

**Species of Greatest Conservation Need
 Predicted within Project Vicinity based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC, BGA	S	S		1A
<i>Heloderma suspectum</i>	Gila Monster					1A
<i>Incilius alvarius</i>	Sonoran Desert Toad					1B
<i>Kinosternon sonoriense sonoriense</i>	Desert Mud Turtle			S		1B
<i>Lasiurus blossevillii</i>	Western Red Bat		S			1B
<i>Lasiurus xanthinus</i>	Western Yellow Bat		S			1B
<i>Leopardus pardalis</i>	Ocelot	LE				1A
<i>Leptonycteris curasoae yerbabuenae</i>	Lesser Long-nosed Bat	LE				1A
<i>Lepus alleni</i>	Antelope Jackrabbit					1B
<i>Macrotus californicus</i>	California Leaf-nosed Bat	SC		S		1B
<i>Melanerpes uropygialis</i>	Gila Woodpecker					1B
<i>Melospiza lincolni</i>	Lincoln's Sparrow					1B
<i>Melospiza aberti</i>	Abert's Towhee		S			1B
<i>Micruroides euryxanthus</i>	Sonoran Coralsnake					1B
<i>Myotis occultus</i>	Arizona Myotis	SC		S		1B
<i>Myotis velifer</i>	Cave Myotis	SC		S		1B
<i>Myotis yumanensis</i>	Yuma Myotis	SC				1B
<i>Nyctinomops femorosaccus</i>	Pocketed Free-tailed Bat					1B
<i>Panthera onca</i>	Jaguar	LE				1A
<i>Passerculus sandwichensis</i>	Savannah Sparrow					1B
<i>Perognathus amplus</i>	Arizona Pocket Mouse					1B
<i>Perognathus longimembris</i>	Little Pocket Mouse					1B
<i>Peucaea carpalis</i>	Rufous-winged Sparrow					1B
<i>Phrynosoma goodei</i>	Goode's Horned Lizard					1B
<i>Phrynosoma solare</i>	Regal Horned Lizard					1B
<i>Phyllorhynchus browni</i>	Saddled Leaf-nosed Snake					1B
<i>Progne subis hesperia</i>	Desert Purple Martin			S		1B
<i>Rallus longirostris yumanensis</i>	Yuma Clapper Rail	LE				1A
<i>Setophaga petechia</i>	Yellow Warbler					1B
<i>Tadarida brasiliensis</i>	Brazilian Free-tailed Bat					1B
<i>Toxostoma lecontei</i>	Le Conte's Thrasher					1B
<i>Troglodytes pacificus</i>	Pacific Wren					1B
<i>Vireo bellii arizonae</i>	Arizona Bell's Vireo					1B
<i>Vulpes macrotis</i>	Kit Fox					1B

Species of Economic and Recreation Importance Predicted within Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Odocoileus hemionus	Mule Deer					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					

Project Type: Energy Storage/Production/Transfer, Energy Production (generation), photovoltaic solar facility (new)

Project Type Recommendations:

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife.

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, cantered, or cut to ensure that light reaches only areas needing illumination.

Minimize potential introduction or spread of exotic invasive species. Invasive species can be plants, animals (exotic snails), and other organisms (e.g., microbes), which may cause alteration to ecological functions or compete with or prey upon native species and can cause social impacts (e.g., livestock forage reduction, increase wildfire risk). The terms noxious weed or invasive plants are often used interchangeably. Precautions should be taken to wash all equipment utilized in the project activities before leaving the site. Arizona has noxious weed regulations (Arizona Revised Statutes, Rules R3-4-244 and R3-4-245). See Arizona Department of Agriculture website for restricted plants, <https://agriculture.az.gov/>. Additionally, the U.S. Department of Agriculture has information regarding pest and invasive plant control methods including: pesticide, herbicide, biological control agents, and mechanical control, <http://www.usda.gov/wps/portal/usdahome>. The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information http://www.azgfd.gov/h_f/hunting_rules.shtml

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

For any powerlines built, proper design and construction of the transmission line is necessary to prevent or minimize risk of electrocution of raptors, owls, vultures, and golden or bald eagles, which are protected under state and federal laws. Limit project activities during the breeding season for birds, generally May through late August, depending on species in the local area (raptors breed in early February through May). Conduct avian surveys to determine bird species that may be utilizing the area and develop a plan to avoid disturbance during the nesting season. For underground powerlines, trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herptefauna (snakes, lizards, tortoise) from entering ditches. In addition, indirect affects to wildlife due to construction (timing of activity, clearing of rights-of-way, associated bridges and culverts, affects to wetlands, fences) should also be considered and mitigated.

Based on the project type entered, coordination with State Historic Preservation Office may be required (<http://azstateparks.com/SHPO/index.html>).

Based on the project type entered, coordination with U.S. Fish and Wildlife Service (Migratory Bird Treaty Act) may be required (<http://www.fws.gov/southwest/es/arizona/>).

Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly. PEP@azgfd.gov

Project Location and/or Species Recommendations:

HDMS records indicate that one or more native plants listed on the Arizona Native Plant Law and Antiquities Act have been documented within the vicinity of your project area. Please contact:

Arizona Department of Agriculture
1688 W Adams St.
Phoenix, AZ 85007
Phone: 602.542.4373

<https://agriculture.az.gov/environmental-services/np1>

HDMS records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at <http://www.fws.gov/southwest/es/arizona/> or:

Phoenix Main Office

2321 W. Royal Palm Rd, Suite 103
Phoenix, AZ 85021
Phone: 602-242-0210
Fax: 602-242-2513

Tucson Sub-Office

201 N. Bonita Suite 141
Tucson, AZ 85745
Phone: 520-670-6144
Fax: 520-670-6155

Flagstaff Sub-Office

SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

HDMS records indicate that Western Burrowing Owls have been documented within the vicinity of your project area. Please review the western burrowing owl resource page at: http://www.azgfd.gov/w_c/BurrowingOwlResources.shtml.

HDMS records indicate that Sonoran Desert Tortoise have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at: <http://www.azgfd.gov/hgis/pdfs/Tortoisehandlingguidelines.pdf>

Analysis indicates that your project is located in the vicinity of an identified wildlife habitat linkage corridor. Project planning and implementation efforts should focus on maintaining adequate opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: <http://www.corridordesign.org/arizona>. Please contact your local Arizona Game and Fish Department Regional Office for specific project recommendations: http://www.azgfd.gov/inside_azgfd/agency_directory.shtml.





January 12, 2016

SENT VIA EMAIL

Steven Abraham
Planning Manager,
Planning and Development Department,
Pinal County
31 North Pinal Street, PO Box 2973
Florence, AZ 85132

Subject: IUP-002-15 Arizona Public Service Co. Solar Photovoltaic Power Plant

Dear Steven:

Thank you for the opportunity to review and comment on Pinal County IUP-002-15, request of Arizona Public Service Co. (APS) for an Industrial Use Permit to construct and operate a 20-50 megawatt solar photovoltaic power facility on about 620 acres on the east side of Interstate 10, about 2 miles south of the Red Rock interchange.

The proposed solar facility is located immediately east of an existing APS power plant and will be able to take advantage of existing site and electric transmission infrastructure. The addition of a facility to generate renewable energy would be a benefit to the region.

The proposed solar facility is about 4 miles north of the Pima / Pinal County line. Land uses in this region of Pima County include privately-owned agricultural lands and vacant federal and state lands. The proposed solar facility will have negligible effect on these current land uses.

Pima County Development Services Department has no opposition to the proposed Industrial Use Permit. Thank you again for the opportunity to comment on this proposed IUP – please contact me if you have questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Holden".

Mark Holden, AICP
Principal Planner
Pima County Development Services Department, Planning Division
(520) 724-6619

APPLICATION FOR AN INDUSTRIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(all applications must be typed or written in ink)

- 1. Pinal County Staff Coordinator: STEVE A BRAHAM
- 2. Date of Concept Review 10 November 2015 Pre-App Review Number: Z-PA-061-15
- 3. The Legal Description of the Property: See attached Legal Description for complete description

- 4. Assessor Parcel Number: 410-08-002A
- 5. Current Zoning: CI-2
- 6. Parcel Size: 622.892 acres
- 7. The existing use of the property is as follows: Vacant / Undeveloped Land

- 8. The exact use proposed under this request: This property will be used to convert solar (radiant) energy into electrical energy; APS proposes to install a utility-scale (grid-connected) solar photovoltaic (PV) system capable of producing 20 to 50 megawatts.

- 9. Is the property located within three (3) miles of an incorporated community?
 YES NO
- 10. Is an annexation into a municipality currently in progress?
 YES NO
- 11. Is there a zoning violation on the property for which the owner has been cited?
YES NO if yes, Zoning Violation Number _____
- 12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes. _____
No recent changes in the area immediately surrounding the site have occurred; however, favorable changes in the overall economy have occurred and modest increases in consumer demand for electricity are forecasted.

- 13. Explain why the proposed development is needed and necessary at this time. _____
The solar PV system is needed as an additional source of renewable electricity generation to meet current user expectations for clean and sustainable energy as well as forecasted future user demand. The timing for the construction and operation of the solar PV system is necessitated by the availability of federal investment tax credits; these credits will substantially decrease - reduced from 30% to 10% - on January 1, 2017.

RECEIPT #: _____ AMT: _____ DATE: _____ CASE: _____

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Arizona Public Service Company	400 North 5th Street Phoenix, AZ 85004	N/A
Name of Landowner (Applicant)	Address	Phone Number

Signature of Landowner (Applicant)		E-Mail Address
Tracy Wieczorek	P.O. Box 53933 Phoenix, AZ 85072 Mail Station 3286	602-371-7062

Name of Agent	Address	Phone Number
		tracy.wieczorek@aps.com
Signature of Agent		E-Mail Address

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary.

Parcel No.: 410-08-703
 Name: Arizona State Land Department
 Address: 1616 West Adams Street
 City/ST/Zip: Phoenix, AZ 85007
 Location: a part of Section 23 and Sections
 13, 22 and 24 T10S R10E

Parcel No.: 410-08-700
 Name: Arizona State Land Department
 Address: 1616 West Adams Street
 City/ST/Zip: Phoenix, AZ 85007
 Location: a part of Sections 10 and Sec 12 and
 Section 11 T10S R10E

Parcel No.: 410-08-004
 Name: Pinal County
 Address: P.O. Box #27
 City/ST/Zip: Florence, AZ 85132
 Location: a part of Sec 23 T10S R10E

Parcel No.: 410-08-003A
 Name: Arizona Public Service Company
 Address: 400 North 5th Street
 City/ST/Zip: Phoenix, AZ 85004
 Location: a part of Sec 15 T10S R10E

Parcel No.: 410-08-002B
 Name: Tucson Electric Power Company
 Address: 88 East Broadway Boulevard
 City/ST/Zip: Tucson, AZ 85701
 Location: a part of Sec 14 T10S R10E

Parcel No.: 410-08-003B
 Name: Pinnacle West Capital Corporation
 Address: 400 North 5th Street
 City/ST/Zip: Phoenix, AZ 85004
 Location: a part of Sec 15 T10S R10E

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

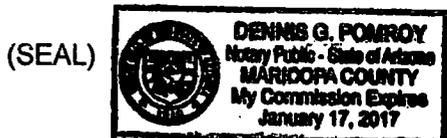
Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

I hereby verify that the name list above was obtained on the 10th day of November, 2015, at the office of utilizing the Pinal County Parcel Viewer and APS records and is accurate and complete to the best of my knowledge.

Tracy Wleczorek
 Signature

10 November 2015
 Date

Acknowledged before me by Tracy Wleczorek on this 10th day of November, 2015.



Dennis G. Pomroy
 Signature of Notary Public

(If additional copies of this form are needed, please photocopy)

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. *Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.*

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

Arizona Public Service Company, an Arizona corporation

[Insert Name – If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 622.892 acres located at Red Rock Solar Facility, 25990 East Camino Adelante, Red Rock, Arizona 85145

[Insert Address of Property]
and further identified as assessor parcel number 410-08-002A and legally **[Insert Parcel Number]**

described as follows:

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints

Tracy Wieczorek

[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]
Dated: _____

[Signature]
Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____
By _____

[Insert Name of Signor(s)]

My commission expires _____

Notary Public

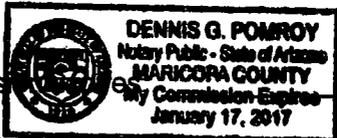
[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

James D. Looney for Arizona Public Service Company
[Insert Company or Trustee's Name]
By: [Signature] [Signature of Authorized Officer or Trustee]
Its: Land Services, Supervisor [Insert Title]
Dated: 10 November 2015

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 10 day of November, 2015
by James D. Looney, Land Services, Supervisor of
Arizona Public Service Company, an Arizona corporation
[Insert Signor's Name] [Insert Title] [Insert Name of Company or Trust] [Insert State of Incorporation, if applicable]

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.



[Signature] Notary Public

My commission expires: _____

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me, the undersigned, personally appeared _____ Who acknowledged himself/herself to be [Insert Signor's Name]

_____ of _____ [Title of Office Held] [Second Company]

As _____ for _____, and who being [i.e. member, manager, etc.] [Owner's Name] authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

Notary Public

My commission expires: _____

EXHIBIT A

LEGAL DESCRIPTION

Section 14, Township 10 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except a parcel of land located within the South half of Section 14, Township 10 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as the East 533.81 feet of the South 500.00 feet of the Southwest quarter of said Section, and the West 656.47 feet of the South 500.00 feet of the Southeast quarter of said Section, and described in Special Warranty Deed recorded in instrument 2010-000054, records of Pinal County, Arizona; and

Except 1/16th of all gas, oil, metals, and mineral rights as set forth in ARS 37-231, Subsection C, as reserved in the Patent from the State of Arizona, recorded in Docket 113, Page 165, records of Pinal County, Arizona; and

Subject to easements and rights of way of record.

Containing 27,133,176.10 square feet, or 622.892 Acres more or less.

PINAL COUNTY, ARIZONA
Industrial Use Permit Site plan and Narrative Checklist

X

- A. Written narrative concerning the proposed development to include:
1. Title Page
 2. Purpose of Request
 3. Description of Proposal
 - Nature of the project
 - Proposed land use
 - Conformance to adopted Comprehensive Plan
 - Answers to the questions from the Supporting Information Sheet
 4. Location and accessibility
 5. Utilities and services
 6. Neighborhood meeting information
 7. Appendix, as applicable

X

- B. Site Plan.
The Site Plan shall be professionally prepared (by a surveyor, architect or other design professional) and drawn at a sufficient scale so as to not exceed a print size larger than 11" x 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" x 11" print.
1. Site Plan:
 - a. Legal description of total site.
 - b. Name(s) of landowner(s), developer, applicant and person or firm preparing plan.
 - c. North arrow, scales, written and graphic, preparation date and subsequent revision dates.
 - d. Location of all existing structures and buildings.
 - e. Location of all existing and proposed utilities, location and width of associated easements.
 - f. All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way.
 - g. All points of ingress and egress.
 - j. Location and types of existing and proposed landscaping.
 - k. Indicate location, type, height, and materials for proposed: walls, fences and signs

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public No services are available to the site, but none are needed and none would be paid for by the public.
2. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). Show ingress/egress on the site plan. During construction, approximately 300 trips/day (150 inbound/150 outbound) could occur, construction would be limited to CY2016. During operation, 6 trips per month may occur for operations and maintenance activities.
5. How many parking spaces are to be provided (employees and customers). Indicate these parking spaces on the site plan. Upon construction completion, the site for the solar PV system will include 4 to 6 parking spaces for use by APS maintenance personnel.
6. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? No, there is no potential for excessive noise or production of smoke, fumes, dust or glare; solar PV panels are designed to absorb as much light as possible, while reflecting as little light as possible and generally have reflectivity similar to natural surroundings.
7. What type of landscaping are you proposing to screen this use from your neighbors? None, no landscaping is proposed.
8. What type of signage are you proposing for the activity? Where will the signs be located? One 4x8' APS facility identification sign and several "Danger" and "No Trespassing" signs respectively located at the facility entrance and around the perimeter.
9. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative. N/A; the process of converting radiant energy into electrical energy through the use of a PV system is not considered a manufacturing or a production process.
10. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested The general area in which the use is requested is designated for industrial and rural uses (CI-2, CI-1 and GR). The proposed land use will not be inconsistent with uses that could occur in these designated areas, thus maintaining the integrity and character of the zone.
11. Have you discussed possible conditions that may be placed on the approval with the Planning Department? YES NO
12. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted and permit declared null and void? YES NO

**Pinal County Industrial Use Permit Application
for parcel located at
Section 14, T10S, R10E of the S=GSRB&M
Red Rock, Arizona
LIST OF PROPERTY OWNERS NOTIFIED**

Arizona State Land Department
Attn: Mr. Mark Edelman
Manager, Planning and Engineering Section
1616 West Adams Street
Phoenix, AZ 85007
(Contacted via email at medelman@azland.gov)

Tucson Electric Power Company
Attn: Ms. Renee Marruffo
Right of Way Agent II, Land Resources
88 East Broadway Boulevard
Tucson, AZ 85701
(Contacted via email at rmarruffo@tep.com)

Wieczorek, Tracy

From: Wieczorek, Tracy
Sent: Tuesday, November 10, 2015 7:54 AM
To: 'medelman@azland.gov'
Subject: RE: NOTIFICATION re. Development Proposal Adjacent to State Trust Land in Pinal County (update)

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning, Mark.

I have one correction to the message below. Tucson Electric Power owns a 13.67 acre parcel internal to Section 14 on the south side; APS sold this parcel to TEP in support of their Tortolita Substation.

My apologies for the oversight. I will be sending a similar notification to TEP even, although, we have already had a few informal discussions.

Again, if you have any questions or would like to discuss this proposal in more detail, I am happy to meet with you or talk with you via telephone.

Regards,
Tracy

TRACY WIECZOREK
APS Land Services
(o) 602 371 7062 / (c) 443-752-2275
tracy.wieczorek@aps.com

From: Wieczorek, Tracy
Sent: Monday, November 09, 2015 5:31 PM
To: 'medelman@azland.gov'
Subject: NOTIFICATION re. Development Proposal Adjacent to State Trust Land in Pinal County

Good afternoon, Mark.

APS is proposing the development of a solar site on a parcel adjacent to the existing Saguaro Steam Electric Station. The proposed development would occur on Section 14 T10S R10E. State Trust Land borders the entire north side, the entire east side, and a majority of the south side of the area proposed for development; the APS Saguaro Steam Electric Station is located to the west. Pinal County is the only other neighboring property owner; the County owns 40 acres south of and adjacent to the southeast corner of Section 14.

APS is working on an Industrial Use Permit with Pinal County for the proposed development. As a part of the Industrial Use Permit, APS must undertake community outreach. Discussions with Ashlee MacDonald, a planner with Pinal County, determined that the community outreach would only involve the ASLD. Ashlee provided me your contact information to facilitate this effort. It is my understanding from Ashlee that APS need only receive confirmation of the notification regarding the proposed development from the ASLD. As she provided your name to me, I imagine that you are far more familiar with this process than I.

If you would like to discuss this proposal in more detail, I am happy to meet with you or talk with you via telephone. I tried calling you this afternoon, but got your voicemail and decided that the details were a bit overwhelming to leave in a message.

Thank you very much for your assistance; it is great appreciated.

Regards,
Tracy



TRACY WIECZOREK
Land Agent, Land Services
P.O. Box 53933, Phoenix, AZ 85072, M.S. 3286
Tel 602 371 7062 Cell 443 752 2275
tracy.wieczorek@aps.com aps.com



Wieczorek, Tracy

From: Wieczorek, Tracy
Sent: Tuesday, November 10, 2015 10:01 AM
To: 'Michelle Green'
Subject: RE: NOTIFICATION re. Development Proposal Adjacent to State Trust Land in Pinal County (update)
Attachments: Red Rock Solar Layout.pdf

Good morning, Michelle.

Yes, we have a very preliminary site plan – one that shows the full potential for the site; it is attached. What may be built is likely to be less than what is shown on the attached site plan.

Thank you.
-Tracy

TRACY WIECZOREK
APS Land Services
(o) 602 371 7062 / (c) 443-752-2275
tracy.wieczorek@aps.com

From: Michelle Green [<mailto:mgreen@azland.gov>]
Sent: Tuesday, November 10, 2015 9:11 AM
To: Wieczorek, Tracy
Subject: NOTIFICATION re. Development Proposal Adjacent to State Trust Land in Pinal County (update)

Tracy,

Mark Edelman forwarded your message to me because I am the Planner responsible for Pinal County. Do you have a site plan for your proposal that you could send us?

Thanks,
-Michelle

Michelle Green, Project Manager
Arizona State Land Department
1616 W. Adams
Phoenix, AZ 85007

602-364-2502

Good morning, Mark.

I have one correction to the message below. Tucson Electric Power owns a 13.67 acre parcel internal to Section 14 on the south side; APS sold this parcel to TEP in support of their Tortolita Substation.

My apologies for the oversight. I will be sending a similar notification to TEP even, although, we have already had a few informal discussions.

Again, if you have any questions or would like to discuss this proposal in more detail, I am happy to meet with you or talk with you via telephone.

Regards,
Tracy

TRACY WIECZOREK
APS Land Services
(o) 602 371 7062 / (c) 443-752-2275
tracy.wieczorek@aps.com

Wieczorek, Tracy

From: Wieczorek, Tracy
Sent: Tuesday, November 10, 2015 8:47 AM
To: 'rmarruffo@TEP.com'
Subject: NOTIFICATION: re. Development Proposal Adjacent to ASLD and TEP land in Pinal County

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning, Renee.

APS is proposing the development of a solar site on a parcel adjacent to the existing Saguaro Steam Electric Station. The proposed development would occur on Section 14 T10S R10E. State Trust Land borders the entire north side, the entire east side, and a majority of the south side of the area proposed for development; the APS Saguaro Steam Electric Station is located to the west. Pinal County and Tucson Electric Power Company (TEP) are the only other neighboring property owners; the County owns a 40 acre parcel south of and adjacent to the southeast corner of Section 14 and TEP owns a 13.67 acre parcel internal to Section 14 on the south side.

APS is working on an Industrial Use Permit with Pinal County for the proposed development. As a part of the Industrial Use Permit, APS must undertake community outreach. Discussions with Ashlee MacDonald, a planner with Pinal County, determined that the community outreach would only involve the ASLD and TEP. It is my understanding from Ashlee that APS need only receive confirmation of the notification regarding the proposed development from TEP.

If you would like to discuss this proposal in more detail or have any questions, I am happy to meet with you or talk with you via telephone.

Thank you very much for your assistance; it is greatly appreciated.

Regards,
Tracy



TRACY WIECZOREK

Land Agent, Land Services
P.O. Box 53933, Phoenix, AZ 85072, M.S. 3286
Tel 602 371 7062 Cell 443 752 2275
tracy.wieczorek@aps.com aps.com



**Narrative for
Pinal County Industrial Use Permit Application for
parcel located at
Section 14, T10S, R10E of the GSRB&M
Red Rock, Arizona**

Arizona Public Service Company

**October 21, 2015
(rev Dec 20, 2015)**

PURPOSE OF REQUEST

The purpose of this request is to support the application for an Industrial Use Permit (IUP) for the subject parcel.

DESCRIPTION OF PROPOSAL

Nature of Project

Arizona Public Service (APS) proposes to develop a solar photovoltaic (PV) system that would generate a minimum of 20 megawatts and a maximum of 50 megawatts alternating current (AC) of electricity for distribution and use. This would provide an additional source of renewable electricity generation for distribution to and use by consumers and increase the amount of clean and sustainable energy generation within APS' portfolio of generation sources.

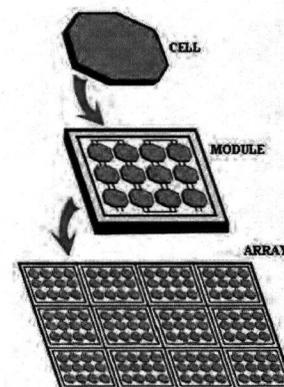
The project site is located approximately 2 miles southeast of Red Rock and approximately 3.5 miles north of the Pinal – Pima County boundary on a parcel owned by APS in an unincorporated area of Pinal County, Arizona. The site lies within Section 14, Township 10 South, Range 10 East Gila and Salt River Base and Meridian.

Project Components

The solar PV system will be composed of solar PV arrays mounted on horizontal, single-axis tracking systems and centralized inverters. The system will also include electrical cables and conduit, step-up transformers, electrical and communication equipment, and roads providing access to the equipment. A perimeter fence will surround the project components and provide access to the solar PV system through a central gate.

PV Arrays

The system will include PV arrays of approximately 4 to 6.5 feet long and 2 to 3.5 feet wide. The proposed PV cells will be made from layers of monocrystalline silicon, polycrystalline silicon, or cadmium telluride. The layers have relative positive and negative charges and the imbalance between the two charges produces an electric field. When solar (radiant) energy strikes the cell, the electrons move between the two layers and create an electrical circuit within the electric field. The energy flow within the circuit is collected via an electrical contact that is connected to a larger metallic grid within the module. Individual PV cells are combined as a module to generate greater quantities of electricity. Grouped modules are referred to as an array. This progression is depicted in the figure to the right (figure used courtesy of NASA).



Each solar array is further grouped into rows; approximately 212 rows comprise one block. Each block has the potential to generate approximately 2 megawatts of AC electricity.

Single-Axis Tracking System

The solar PV system will utilize a series of single-axis tracking systems. The tracking system infrastructure consists of driven posts/piles (wide flange I-beam) installed at a depth of 8 to 12 feet. These piles are installed in a series of rows at an interval of approximately 20 feet with each row being approximately 130 feet long. A long horizontal tube, known as a torque tube, is supported on bearings mounted upon the piles and allows for the array rotation. The arrays are affixed to rails

that are mounted to the torque tube. The torque tube is connected to a pendulum-style drive arm connection, which is powered by a low-voltage electric motor. The motors are operated for a few seconds every 5 to 10 minutes during daylight conditions to move the arrays to track the sun.

With this tracking infrastructure, the arrays would be arranged in north-south oriented rows and electric-drive motors would rotate the horizontally-mounted solar panels from east to west to follow the sun (on a single axis) throughout the day. In the early morning or late afternoon, the array would be tilted at their maximum angle (-45° to 45°) to capture the day's first or last available solar energy. Throughout the day, the tracker would only move the array every 5 to 10 minutes in approximately 1 degree increments. At night, when in the stow position, the array would be positioned roughly parallel to the ground and rest at a height of approximately 4 to 5 feet above grade.

Centralized Inverters

PV cells generate direct current (DC) electricity, which must be converted to AC electricity to be utilized on the electrical grid. This conversion is made possible through the use of an inverter. To deliver the DC power from the arrays to the inverters, electric cabling connects the arrays to the inverter. The cabling is run from each array along the torque tube to the end of a row. Then, at the end of the row, the cabling is transferred into an underground conduit. Conduits containing cabling from several rows are connected to a combiner box. A combiner box allows all of the cabling from the rows to be consolidated into fewer, but larger cables. From the combiner box, the cabling is connected to the inverter. Each inverter will be installed on a concrete pad and located adjacent to or within the block where the electricity is generated.

Electrical System

Each inverter pad will also include a transformer to which the inverters will feed electricity. This is so that after the inverter has converted the DC electricity to AC electricity, a transformer will step up the electricity to 12 kilovolt (kV) service. The 12kV service will be placed into conduits on the site and connected through switchgear placed at the project site. The switchgear allows the solar PV system to be isolated from the remainder of the APS network and, as necessary for specific maintenance and other events, allows the solar PV system to be de-energized. From the switchgear, the 12kV service will again be placed underground in conduit and connected to an existing substation located at the Saguaro Steam to Electric Station. At the substation, the 12kV service will be stepped up to 115kV service for use and distribution on existing APS grid infrastructure.

Communication System

The solar PV system will have a local supervisory control and data acquisition (SCADA) system to communicate and record information about the infrastructure performance; the data will be transferred throughout the project site using underground fiber optic cable and connected to the switchgear. To allow for off-site monitoring, underground fiber optic cable will be connected from a communication hub at the project site and extended to a connection at the existing substation located at the Saguaro Steam to Electric Station; this fiber optic cable will generally run parallel with the proposed underground 12kV service that will transfer the electricity from the project site to the existing substation.

Internal Access Roads

New 16-foot wide access roads would be constructed just inside the site's perimeter fence and within the solar field area around array blocks. The perimeter road would be constructed to allow access by maintenance and security personnel and, if ever needed, emergency personnel/vehicles;

the roads surrounding the array blocks would allow access to the equipment (PV modules, inverters, and transformers) for operation and maintenance activities. Both perimeter and internal access roads will be composed of an aggregate material with a 4-inch depth to meet dust control requirements.

Proposed Land Use

Utility-Scale Solar Generation

Conformance to Adopted Comprehensive Plan

The We Create our Future Pinal County Comprehensive Plan, adopted November 18, 2009 and updated November 15, 2014, includes information regarding the County's position on Renewable Energy Sources. This position is included in Chapter 7: Environmental Stewardship and states that "Pinal County will provide support for the development and location of renewable sources to meet current and future needs...These might be stand alone facilities or co-located with other energy providers. The expansion of renewable energy opportunities should be supported by the County through its land use planning and permitting processes." Moreover, within the section on Energy Generation and Transmission, the plan indicates that Pinal County will work with energy providers to "encourage development of new facilities".

The proposed utility-scale (grid-connected) solar PV system conforms to the currently adopted comprehensive plan.

Impact on Traffic, Nearby Properties, and Health & Safety

Traffic

During construction, an upward limit of approximately 300 trips per day could be anticipated – 150 inbound trips to the project site and 150 outbound trips from the site. After project commissioning and during operation, 12 trips per month to the site would be expected – 6 inbound and 6 outbound – to allow for maintenance activity. These trips would be negligible when compared to the existing traffic.

Impacts on traffic utilizing Interstate-10 NB or SB are negligible when compared to existing traffic; this includes traffic utilizing the unnumbered exit and frontage road that provides access directly to the Saguaro Steam to Electric Station from Interstate-10 NB. Traffic counts conducted by the Arizona Department of Transportation between Exit 219: Picacho Peak and Exit 232: Pinal Airpark Road average 19,859 daily vehicles in each direction or 43,032 total daily trips. These counts represent average daily vehicles; counts according to time of day were not available.

Impacts on traffic utilizing the frontage roads associated with the Interstate-10 SB Exit 226: Red Rock could range from negligible to moderate, specifically at the intersection of East Cam Correo and East Sasco Road and along the roadway segment from the intersection to the Interstate-10 bridge crossing. Fully loading all inbound construction traffic through this area is likely not accurate, as some of the construction traffic could be inbound from points south; it is unknown at this time, though, what an appropriate split should be between NB and SB trips. Additionally, traffic counts for Sasco Road west of Aguirre Lane are available (Volumes for December 9 and 10, 2014), but do not provide sufficient information to fully determine impacts on the aforementioned frontage roads, since the counts do not include the frontage roads. The counts do reveal the peak morning hour, likely associated with commuters, to be 6:30am to 8:00am. This peak morning occurs after the peak morning hour associated with construction traffic, which is 5:00am to 6:00am. This offset may assist

in mitigating some of the construction traffic at the aforementioned intersection and frontage road segment. Additionally, driver behavior could further assist in mitigating conflicts between construction traffic and commuter traffic. Drivers associated with construction may arrive earlier to avoid the commuter traffic and the drivers associated with commuter traffic may delay their departure time to avoid the construction traffic.

Nearby Properties

The land on which the solar PV system will be constructed is primarily bounded by vacant land held in trust by the Arizona State Land Department (ASLD). The exception is a 40-acre parcel located in the NE ¼ of the NE ¼ of Section 23, which is owned by Pinal County. This parcel is identified by APN 410-08-004 and is located south of the southeast corner of the project site. No impacts to any of the neighboring properties are expected.

Health & Safety

The health and safety of persons working in the area is a priority with APS. Health and Safety issues are monitored on a daily basis during and after the construction period.

LOCATION & ACCESSIBILITY

From points north of Red Rock, the project site is accessible from Interstate -10 SB via exit 226 to Red Rock and connecting frontage roads. Frontage roads include East Cam Correo and East Camino Adelante Road. From points south of Marana, the site is directly accessible from Interstate -10 NB via an unnumbered exit that provides access directly to the existing Saguaro Steam-Electric Station.

UTILITIES & SERVICES

The solar PV system will only require electric and telecommunication utilities (fiber optic cable) to operate. These utilities will be provided by APS via APS-owned infrastructure. Other utilities, e.g., water, sewer, and natural gas, are not required.

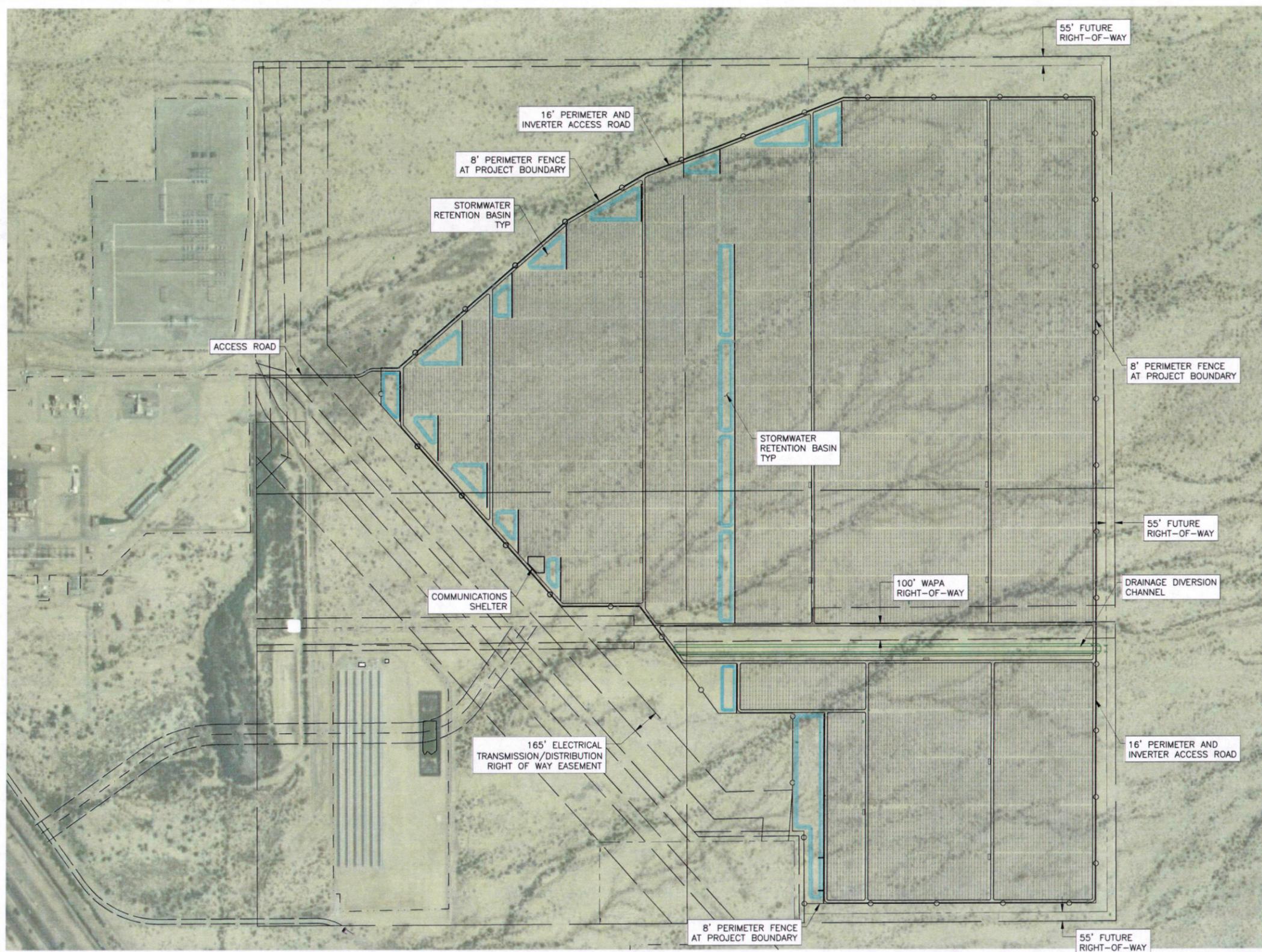
APPENDIX

The Results of Survey for the proposed solar PV system site.

ADDITIONAL INFORMATION

In the early 1990s, APS was approached by Evergreen Pulp and Paper Company to assist with the development of a newsprint mill; the proposed mill was to be placed on the parcel adjacent to the Saguaro Steam to Electric Station and within the site on which APS is currently proposing development of a utility-scale solar PV system. Conceptually, APS was to provide the land for the mill at no cost, steam (from Saguaro Steam to Electric Station) at the cost to produce, and electrical power at a reduced rate. In May 1992, Fletcher Challenge Canada, Limited purchased the newsprint mill business proposal from Evergreen Pulp and Paper Company. To move the proposal from concept to construction, Fletcher Challenge applied for and obtained an Industrial Use Permit from Pinal County for the proposed newsprint mill. In the mid-1990s, Fletcher Challenge was restructured and several new business divisions were spun out. During this restructuring, the proposed newsprint mill fell out of favor and was not pursued. The open Industrial Use Permit for the newsprint mill is now obsolete.

Subsequently and in the mid-1990s, APS developed and constructed a parabolic trough power plant on a parcel east of the Saguaro Steam to Electric Station. This power plant, known as the Saguaro Solar Trough Power (SSTP) plant, was the first focused solar radiation facility within the State of Arizona and used as a testing facility for the development of technologies related to water recycling. APS in conjunction with university researchers tested different Dewvaporation systems (water distillation technologies) that distilled cooling tower water. At present, the SSTP is no longer in operation and is scheduled for decommissioning.

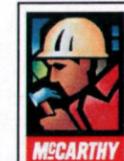
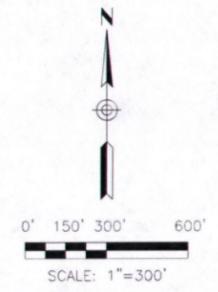


GENERAL NOTES:

1. THE LINE WORK REFLECTS PRELIMINARY DESKTOP RECONNAISSANCE, AND DOES NOT REPRESENT SURVEYED LOCATIONS OF FEATURES.
2. THIS DRAWING IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY.

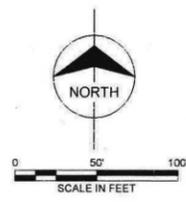
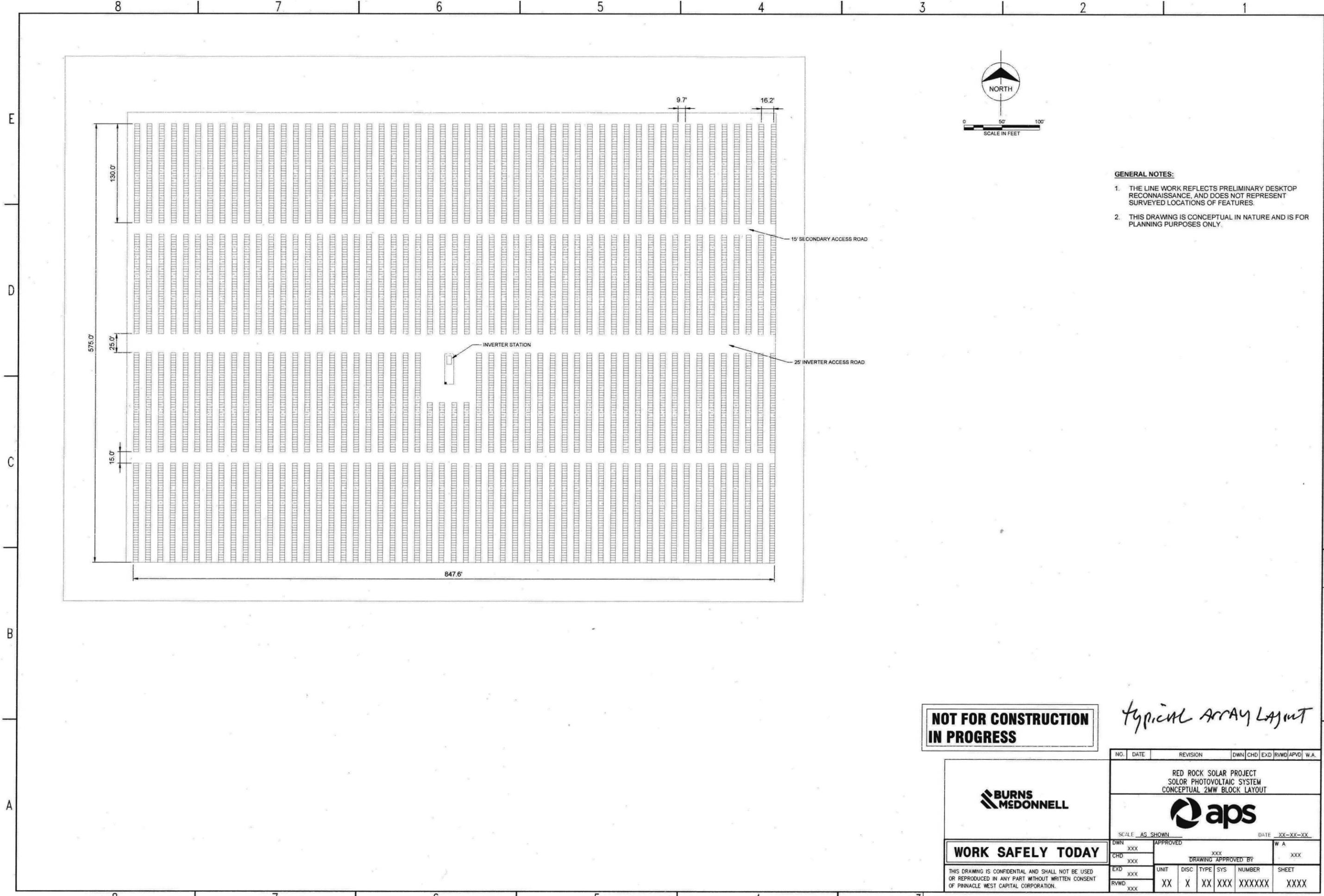
SYSTEM INFORMATION:
 AC CAPACITY: 40.00MW
 DC CAPACITY: 57.76MW
 MODULES: QTY = 183,360 TRINA 315W
 DC:AC RATIO: 1.44
 INVERTERS: QTY = 20, 2.1MW PE

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR RECORDING



NO.	DATE	REVISION	DWN	CHD	EXD	RWD	APVD	W.A.
RED ROCK SOLAR PROJECT SOLAR PHOTOVOLTAIC CONCEPTUAL SITE PLAN								
SCALE AS SHOWN DATE 12-18-15								

WORK SAFELY TODAY									
DWN	XXX	APPROVED						W.A.	
CHD	XXX	DRAWING APPROVED BY						XXX	
EXD	XXX	UNIT	DISC	TYPE	SYS	NUMBER	SHEET		
RWD	XXX	XX	X	XX	XXX	XXXXXX	XXXX		



- GENERAL NOTES:**
1. THE LINE WORK REFLECTS PRELIMINARY DESKTOP RECONNAISSANCE, AND DOES NOT REPRESENT SURVEYED LOCATIONS OF FEATURES.
 2. THIS DRAWING IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY.

**NOT FOR CONSTRUCTION
IN PROGRESS**

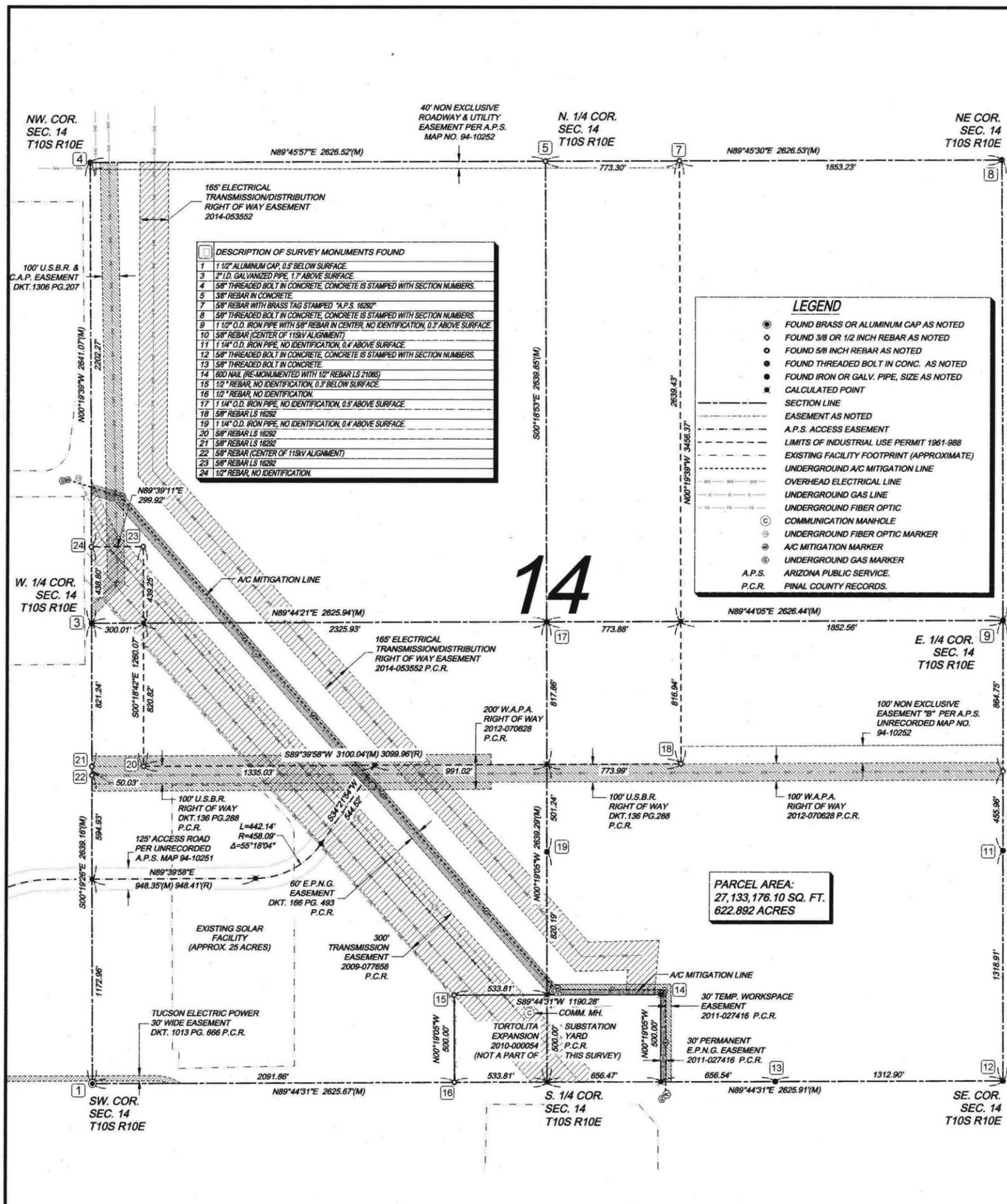
Typical Array Layout



WORK SAFELY TODAY

THIS DRAWING IS CONFIDENTIAL AND SHALL NOT BE USED OR REPRODUCED IN ANY PART WITHOUT WRITTEN CONSENT OF PINNACLE WEST CAPITAL CORPORATION.

NO.	DATE	REVISION	DWN	CHD	EXD	RVWD	APVD	W.A.	
RED ROCK SOLAR PROJECT SOLAR PHOTOVOLTAIC SYSTEM CONCEPTUAL 2MW BLOCK LAYOUT									
SCALE: AS SHOWN DATE: XX-XX-XX									
DWN	XXX	APPROVED						W.A.	XXX
CHD	XXX	DRAWING APPROVED BY						XXX	
EXD	XXX	UNIT	DISC	TYPE	SYS	NUMBER	SHEET		
RVWD	XXX	XX	X	XX	XXX	XXXXXX	XXXX		



DESCRIPTION OF SURVEY MONUMENTS FOUND

1	1 1/2" ALUMINUM CAP, 0.5' BELOW SURFACE.
2	2" I.D. GALVANIZED PIPE, 1.7' ABOVE SURFACE.
3	5/8" THREADED BOLT IN CONCRETE, CONCRETE IS STAMPED WITH SECTION NUMBERS.
4	5/8" THREADED BOLT IN CONCRETE, CONCRETE IS STAMPED WITH SECTION NUMBERS.
5	3/8" REBAR IN CONCRETE.
6	5/8" REBAR WITH BRASS TAG STAMPED "A.P.S. 16292"
7	5/8" THREADED BOLT IN CONCRETE, CONCRETE IS STAMPED WITH SECTION NUMBERS.
8	1 1/2" O.D. IRON PIPE WITH 5/8" REBAR IN CENTER, NO IDENTIFICATION, 0.3' ABOVE SURFACE.
9	5/8" REBAR (CENTER OF 115KV ALIGNMENT)
10	1 1/4" O.D. IRON PIPE, NO IDENTIFICATION, 0.4' ABOVE SURFACE.
11	5/8" THREADED BOLT IN CONCRETE, CONCRETE IS STAMPED WITH SECTION NUMBERS.
12	5/8" THREADED BOLT IN CONCRETE.
13	600 NAIL (RE-MONUMENTED WITH 1/2" REBAR LS 21065)
14	1 1/2" REBAR, NO IDENTIFICATION, 0.3' BELOW SURFACE.
15	1 1/2" REBAR, NO IDENTIFICATION.
16	1 1/4" O.D. IRON PIPE, NO IDENTIFICATION, 0.5' ABOVE SURFACE.
17	5/8" REBAR LS 16292
18	1 1/4" O.D. IRON PIPE, NO IDENTIFICATION, 0.4' ABOVE SURFACE.
19	5/8" REBAR LS 16292
20	5/8" REBAR LS 16292
21	5/8" REBAR LS 16292
22	5/8" REBAR (CENTER OF 115KV ALIGNMENT)
23	5/8" REBAR LS 16292
24	1 1/2" REBAR, NO IDENTIFICATION.

LEGEND

- FOUND BRASS OR ALUMINUM CAP AS NOTED
- FOUND 3/8 OR 1/2 INCH REBAR AS NOTED
- FOUND 5/8 INCH REBAR AS NOTED
- FOUND THREADED BOLT IN CONC. AS NOTED
- FOUND IRON OR GALV. PIPE, SIZE AS NOTED
- CALCULATED POINT
- SECTION LINE
- EASEMENT AS NOTED
- A.P.S. ACCESS EASEMENT
- LIMITS OF INDUSTRIAL USE PERMIT 1961-988
- EXISTING FACILITY FOOTPRINT (APPROXIMATE)
- UNDERGROUND A/C MITIGATION LINE
- OVERHEAD ELECTRICAL LINE
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER OPTIC
- COMMUNICATION MANHOLE
- UNDERGROUND FIBER OPTIC MARKER
- A/C MITIGATION MARKER
- UNDERGROUND GAS MARKER
- A.P.S. ARIZONA PUBLIC SERVICE.
- P.C.R. PINAL COUNTY RECORDS.

PARCEL AREA:
27,133,176.10 SQ. FT.
622.892 ACRES

PARCEL INFORMATION
OWNER INFORMATION: ARIZONA PUBLIC SERVICE COMPANY
400 NORTH 5TH STREET
PHOENIX ARIZONA, 85004
PARCEL ADDRESS: NOT APPLICABLE
PARCEL LOCATION: LATITUDE: N32°33'08.726"
LONGITUDE: W111°17'10.809"
(WGS84 @ CENTER OF SECTION 14)
ASSESSOR PARCEL: 410-08-002A (PINAL COUNTY)

BASIS OF BEARINGS / SCALE FACTORS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, INTERNATIONAL FEET, NORTH AMERICAN DATUM 1983.
DISTANCES ARE SHOWN AT GROUND.
SCALE FACTORS USED:
1.000145449789 FROM GRID TO GROUND
0.999854571363 FROM GROUND TO GRID

CONTROL POINTS USED
DESIGNATION: PID: U.S.G.S. QUAD:
1899 C20360 RED ROCK (1983)
GPS 13 C22383 RED ROCK (1983)

PARCEL DESCRIPTION
SECTION 14, TOWNSHIP 10 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;
EXCEPT A PARCEL OF LAND LOCATED WITHIN THE SOUTH HALF OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS THE EAST 533.81 FEET OF THE SOUTH 500.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION, AND THE WEST 656.47 FEET OF THE SOUTH 500.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION, AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT 2010-000054, RECORDS OF PINAL COUNTY, ARIZONA; AND

EXCEPT 1/16TH OF ALL GAS, OIL, METALS, AND MINERAL RIGHTS AS SET FORTH IN ARS 37-231, SUBSECTION C, AS RESERVED IN THE PATENT FROM THE STATE OF ARIZONA, RECORDED IN DOCKET 113, PAGE 165, RECORDS OF PINAL COUNTY, ARIZONA; AND

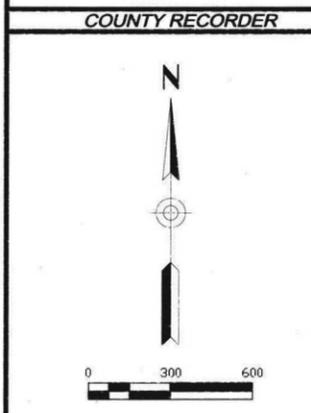
SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

- REFERENCED DOCUMENTS**
- "COMMITMENT FOR TITLE INSURANCE" ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: 70005003-070-KP1, HAVING AN EFFECTIVE DATE OF AUGUST 7, 2015 AT 7:30 A.M.
 - PATENT FROM THE STATE OF ARIZONA RECORDED IN DOCKET 113, PAGE 165, PINAL COUNTY RECORDS.
 - DOCKET 124, PAGE 516, PINAL COUNTY RECORDS.
 - DOCKET 112, PAGE 128, PINAL COUNTY RECORDS.
 - G.L.O. TOWNSHIP PLAT, T10S, R10 EAST, OFFICIALLY FILED ON 04-13-1890 AND ASSOCIATED FIELD (RUNNING) NOTES.
 - G.L.O. TOWNSHIP PLAT, T10S, R11E, OFFICIALLY FILED 10-24-1921 AND ASSOCIATED FIELD (RUNNING) NOTES.
 - UNRECORDED A.P.S. MAP TITLED "SAGUARO SOLAR PROJECT AERIAL PANEL CONTROL MAP" DATED JANUARY 1983 A.P.S. MAP NUMBER 83-9280
 - RECORD OF SURVEY / MINOR LAND DIVISION, DATED MARCH 13, 2001, RECORDED IN DOCUMENT NUMBER 2001-010421 P.C.R.
 - A.P.S. MAP TITLED "RESULTS OF SURVEY" DATED APRIL 17, 1992, A.P.S. MAP NUMBER 93-10213, RECORDED IN BOOK 379, PAGE 60 P.C.R.
 - INDUSTRIAL USE PERMIT 1961-988, CASE NUMBER IUP-004-93, RECORDED IN DOCKET 1961, PAGE 988, P.C.R.
 - UNRECORDED A.P.S. MAP TITLED "EXHIBIT D" DATED AUGUST 25, 1993, A.P.S. MAP NUMBER 94-10252
 - UNRECORDED A.P.S. MAP TITLED "ACCESS ROAD LOCATION" DATED SEPTEMBER 07, 1993, A.P.S. MAP NUMBER 94-10251
 - UNRECORDED A.P.S. MAP TITLED "FLETCHER CHALLENGE" DATED AUGUST 25, 1993, A.P.S. MAP NUMBER 94-10253
 - 300 FOOT WIDE EASEMENT FOR TUCSON ELECTRIC POWER COMPANY, DOCUMENT 2009-077658 P.C.R.
 - RIGHT OF WAY AND EASEMENT FOR UNDERGROUND GAS AND TEMPORARY WORKSPACE FOR CONSTRUCTION, DOCUMENT 2011-027416 P.C.R.
 - EASEMENT FOR UNDERGROUND GAS, DOCKET 166 PAGE 493, DOCKET 109, PAGE 137, DOCKET 97, PAGE 208, P.C.R.
 - WARRANTY DEED FOR TORTOLITA SUBSTATION EXPANSION, RECORDED IN DOCUMENT 2010-000054
 - 165 FOOT WIDE RIGHT OF WAY EASEMENT FOR ELECTRICAL TRANSMISSION LINES, DOCUMENT 2014-053552 P.C.R.
 - RIGHT OF WAY EASEMENT FOR W.A.P.A. RECORDED IN DOCUMENT 2012-070628 P.C.R.
 - U.S. BUREAU OF RECLAMATION EASEMENT, RECORDED IN DOCKET 136, PAGE 288 P.C.R.
 - WARRANTY DEED RECORDED IN DOCKET 124 PAGE 516, P.C.R.
 - 30 FOOT WIDE EASEMENT, RECORDED IN DOCKET 1013, PAGE 666, P.C.R.
 - DOCUMENT RECORDED IN DOCKET 187 PAGE 534 P.C.R., NOT PLOTTED DUE TO ILLEGIBILITY.
 - DOCUMENT RECORDED IN DOCKET 187, PAGE 536 P.C.R. NOT PLOTTED DUE TO ILLEGIBILITY
 - DOCUMENT RECORDED IN DOCKET 337, PAGE 391 P.C.R. NOT PLOTTED DUE TO ILLEGIBILITY.

- SURVEY NOTES**
- REFERENCED DOCUMENTS #20 - DOCKET 187 PAGE 534 & #21 - DOCKET 187, PAGE 536 WERE PROVIDED BUT ARE NOT LEGIBLE AND ARE NOT FOUND ON THIS SURVEY.
 - UTILITIES SHOWN ARE FROM OBSERVED EVIDENCE. OTHER UTILITIES AND EASEMENTS MAY EXIST ON THIS PARCEL.
 - THIS SURVEY WAS COMPLETED UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2015 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 - NO INFORMATION WAS PROVIDED OR COULD BE FOUND FOR THE EXISTING SOLAR FACILITY. THEREFORE THE BOUNDARY LINES ARE NOT SHOWN HEREON.

CERTIFICATION
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTED OR WERE SET AT THE TIME OF THIS SURVEY AND THAT THE INFORMATION SHOWN IS ACCURATE AND SUFFICIENT, TO ENABLE THIS SURVEY TO BE RETRACED ON THE GROUND.

DAVID R. FERGUSON RLS 21065



RESULTS OF SURVEY
SECTION 14, TOWNSHIP 10 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY ARIZONA.

DATE: 09/2015
VERSION #: 2
DRAWN BY: JWS/CAJ
REVIEWED BY: CAJ/DRF
APS PROJECT: SAGUARO SEC. 14 R.O.S.
APS JOB#: REN1002

Ferguson
Land Services, Inc.
2412 West Peoria Avenue, Suite 1167, Phoenix, Arizona 85029
P-(602) 368-2668 F-(602) 368-6905



PZ-C-002-15



MEETING DATE: January 21, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NOS.: PZ-C-002-15 (RV Parking)

CASE COORDINATOR: Ashlee MacDonald

Executive Summary:

This is a Zoning Ordinance text amendment to allow RVs as temporary guest housing and reduce the minimum lot area for RV parks. Currently the Ordinance prohibits occupied RVs outside of an RV park. The ordinance also requires an RV park be a minimum of 10 acres in size, this proposal would reduce that to 5 acres

If This Request is Approved:

Guests would be allowed to stay in an RV on a rural lot for up to 6 months with an temporary RV permit.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the amendment as written.

APPLICANT: Pinal County

REQUESTED ACTION & PURPOSE: Pinal County Community Development Department, applicant, requesting approval of zoning regulation amendments to Title 2 of the Pinal County Development Services Code amending Section 2.10.010 "Definitions"; by adding a definition for "guest" and revising the definition for "Recreational vehicle (RV)/travel trailer;" adding Section 2.150.271 "Recreational vehicles as short term guest housing" to establish criteria for using RVs as temporary guest housing; amending Section 2.185.060 "Recreational Vehicle Storage;" to allow RVs to be plugged in to keep the battery charged; and amending Chapter 2.355 "Park Model/Recreational Vehicle Park Zoning District" to reduce the minimum lot area for an RV Park.

PUBLIC PARTICIPATION: A total of 17 community meetings were held throughout the county from October 2013 to February 2014.
News Paper Advertising: Week of December 28, 2015

HISTORY: The current zoning ordinance allows only vehicles owned by the property owner/resident to be parked on a residential lot. This causes problems when a resident has guests that would like to stay in an RV during their visit. Staff has received a number of code compliance cases regarding this issue over the years.

As a result staff was asked to look into an ordinance amendment to allow RVs for short term guest housing.

ANALYSIS:

Because the current zoning ordinance does not address visitor parking at residences it is necessary to consider an ordinance amendment that would allow for short term guest housing and set parameters for this. The proposed ordinance would allow RVs as temporary guest housing subject to setback requirements and would outline limitations on the length of time that a guest could stay as well as limitations on the number of RVs permitted on a property and a permitting process for such use.

After working with the Public Health Division in coordinating the language of this proposed amendment with the Health Code, it was determine that a maximum of 1 RV on a rural lot was the most appropriate allowance. The health code states that a “trailer coach park” is a plot ground where two or more trailer coaches are occupied for dwelling or sleeping purposes. A trailer coach park as defined by the Health Code is required to meet additional requirements by the Public Health Department.

In addition, staff understands that there are areas of the county that have an abundance of winter visitors that are lacking in designated RV parks, this ordinance amendment also seeks to address this issue by reducing the 10 acre size minimum for an RV park, to allow additional properties the option to request a rezone for an RV park when in compliance with the Comprehensive Plan.

To date, staff has received one letter in opposition and one packet including a citizen draft for this amendment.

STAFF RECOMMENDATION (PZ-C-002-15): Should the Commission find, after the presentation of staff and together with the testimony and evidence presented at the public hearing that this request for this text amendment to the Pinal County Zoning Ordinance is needed and necessary at this time, then staff recommends that the Commission forward **PZ-C-002-15** to the Board of Supervisors with a favorable recommendation.

Chapter 2.10 DEFINITIONS

Sections:

2.10.010 Definitions.

2.10.010 Definitions.

For the purpose of this title, certain words and terms used herein are defined as follows:

When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural and words in the plural number include the singular; the word "structure" includes the word "building"; and the word "shall" is mandatory and not directory. "Supervisors" shall mean the board of supervisors of Pinal County, Arizona; "commission" shall mean the county planning and zoning commission of Pinal County; "board" shall mean one of the boards of adjustment appointed under the authority of this title, and "county" shall mean Pinal County, Arizona. "PCDSC" means Pinal County Development Services Code.

Accessory Building through **"Group Home"** [remain the same]

"Guest" means any person, other than a member of a resident family, who occupies quarters for sleeping purposes and who is not required to pay rent of any kind for such occupancy.

"Guest House/Casita" through **"Recreational vehicle (RV) park"** [remain the same]

"Recreational vehicle (RV)/travel trailer" means a vehicular-type unit, ~~not exceeding eight feet in width no more than 40 feet in length,~~ primarily designed as temporary living quarters for recreational, camping or travel use. The unit either may have its own motive power or may be mounted on or drawn by another vehicle upon the highway.

"Restaurant" through **"Zoning regulations amendment"** [remain the same]

Chapter 2.150 GENERAL PROVISIONS, STANDARDS AND EXCEPTIONS

2.150.010 through 2.150.270[remain the same]

2.150.271 Recreational vehicles as short term quest housing.

A. Recreational vehicles as defined in this title, may be permitted as short term quest housing in any rural zone subject to the following:

1. Duration not to exceed 15 days or up to six months with a temporary RV permit. The temporary RV permit application shall include:

- a. Legal description and address of the subject property;
- b. A letter of authorization for an agent, if applicable;
- c. Sufficient information on sewage disposal to determine whether the provisions are adequate; and
- d. Site plan as required in Chapter 2.200 PCDSC

2. The recreational vehicle shall meet the required front yard setbacks for a main building and side and rear yard setbacks for a detached accessory building in the zoning district in which it is located.

B. An established permitted use must exist on the property prior to a recreational vehicle being permitted as short term guest housing.

C. Occupancy shall be limited to resident and/or guest; rental is prohibited and there shall be no fees collected in exchange for parking of the recreational vehicle.

D. Hook-ups such as electrical, sewer and water are permitted. Septic hook-ups will be permitted if the septic tank capacity is adequate as determined by the Community Development Department.

E. Residents may leave their recreational vehicle plugged in to keep the battery charged.

F. In no case shall there be more than one RV used as short term guest housing on a parcel at any one time.

2.150.280 through 2.150.320 [remain the same]

Chapter 2.185 Outside Storage and Parking

2.185.010 through 2.185.055 [remain the same]

2.185.060 Recreational vehicle storage.

Recreational vehicles may be stored on a parcel provided they conform to the requirements listed in PCDSC 2.185.050 and ~~are not connected to any utility source~~ are not in use for sleeping or living purposes. Recreational vehicles may be plugged in to keep the battery charged. [Ord. 61862 § 3406].

2.185.070 through 2.185.120 [remain the same].

Chapter 2.355

PM/RVP-435 PARK MODEL/RECREATIONAL VEHICLE PARK ZONING DISTRICT

2.355.010 through 2.355.050 [remain the same]

2.355.060 Development standards.

A. Overall Park Development Standards.

1. Minimum lot area: ~~40 acres~~ **five acres**, inclusive of rights-of-way, easements or dedications.
2. The PM/RVP shall be screened from adjoining lots or parcels not in park model and recreational vehicle park use by a solid fence or wall of not less than six feet in height. The screening fence or wall shall be constructed within six months from the date of approval of the park model and recreational vehicle park plans. The screening material does not include planting, vegetation, shrubbery and the like.
3. Minimum front setback: 15 feet.
4. Minimum side setbacks: 10 feet each.
5. Minimum rear setback: 10 feet.
6. Maximum height: 30 feet.
7. Detached Accessory Buildings.
 - a. Maximum height: 30 feet.
 - b. Minimum distance to front lot line: 15 feet.
 - c. Minimum distance to side lot line: four feet.
 - d. Minimum distance to rear lot line: four feet.

B. Park Space Development Standards.

1. Minimum space area:
 - a. Two thousand square feet for park model.
 - b. One thousand five hundred square feet for recreational vehicle.
2. Minimum space width:
 - a. Forty feet for park model.
 - b. Thirty feet for recreational vehicle.
3. Minimum front setback: five feet.
4. Minimum side setback: five feet; except approved and permitted appurtenances on the entry side may be three feet.
5. Minimum rear setback: five feet.
6. Maximum height: 20 feet.
7. Spaces having boundaries in common with two or more roads shall have a minimum setback from the nearest edge of the road of 20 feet to the park

model/recreational vehicle's entry side and five feet on the nonentry side.

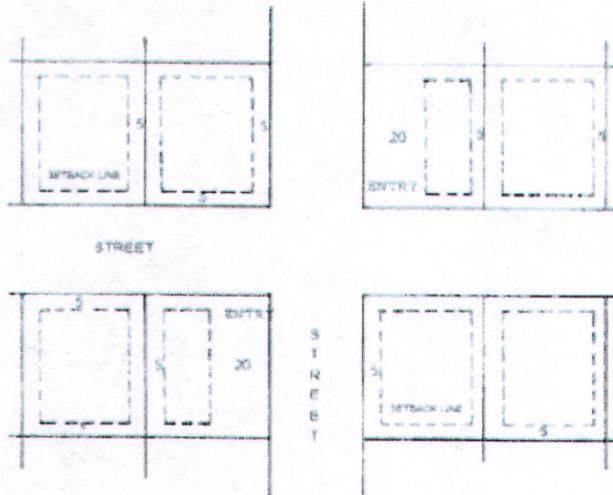


Figure A

8. Detached/Attached Accessory Structures.
 - a. Maximum height: 20 feet.
 - b. Minimum distance to front space line: five feet.
 - c. Minimum distance to side and rear space lines: five feet.
 - d. Any park model or recreational vehicle awnings shall require a building permit and be constructed in compliance with adopted Pinal County building codes.
9. A minimum of one parking space shall be maintained on all spaces within the park. The minimum parking space shall be 10 feet in width and 20 feet in length.

Ashlee MacDonald

From: Angela V [REDACTED]
Sent: Wednesday, January 13, 2016 2:53 PM
To: Ashlee MacDonald
Subject: January 21st hearing on RVs

Ashlee,

Here is a portion of the email that I sent you the other day. I am still working on my attendance, I at least want some things pointed out.

I don't agree with this change, since so many in the past have had to follow much stricter guidelines (maintaining neighbors lifestyle they chose) and it was never a free for all that it has become over the last few years. We don't want to live in congested areas or mobile home parks. I accept 1 unit is much better than the alternatives proposed and much better than what we have had to live with the last few years. I would of course suggest that it simply remain the same, no one in rvs (of any sort) without a special density permit (as under pinal county immediate family health need). I certainly hope that this is easily managed by county personnel without too much additional burden and it stops the serial violators (stops violators period). I want to thank those who took the local/permanent residents (who had nothing to gain) opinions, thoughts and input into consideration throughout this very LONG and drawn out process. I would also like to still point out that we certainly don't appreciate those in the county who pushed for this (additional units or usages) or those who violated county ordinances during this time @ the detriment to locals/permanent residents. Those same persons who held onto this, pushed so hard for multiple units and managed to hold up a decision and put our area, our services and residents under strain, unnecessary burdens and living hell for approx 3 years. This is still a HUGE problems now our area.

Contrary to what you have been told (as read in your previous minutes & verifiable by county records) there is NOT 1 lot in our area (thunderbird farms/ Papago butte) that has been permitted for rv guest quarters. Especially since your ordinances didn't permit such!

As for the septic approval: I will point out (as previously emailed to county personnel)

Almost every lot has a 1000 gallon septic, according to regulations, those septic systems (tanks, distribution boxes and leach lines) are designed and engineered to properly discharge a specific amount of waste water. The regulations state 18 fixtures at most (21 possible under specific criteria, variance?). The fixtures count as more than 1. A standard 3 bedroom 2 bath home with washer, dishwasher account for 16-18 fixtures. Example kitchen faucet is 2 fixtures, washer also. So adding an RV with a toilet, a bathroom sink, a kitchen sink you are over the limit permitted on septic systems. I still don't agree with adding temporary housing as we have rv parks nearby, but 1 is better than what was proposed and fought for by some.

I hope that the County, if approved, will make it clear to all persons utilizing this, that..... CCR's do not allow in areas & I hope that the County (if approved) also makes it clear that these are temporary & that there will be repercussions to those who refuse to adhere to the rules.

Thank you for your time and consideration on this matter.

Angela Villa

Ashlee MacDonald

From: Angela V [REDACTED]
Sent: Friday, October 23, 2015 6:53 PM
To: Ashlee MacDonald
Subject: Pinal county RV issue

Ms. MacDonald,

I would like to weigh in (once again) on the rv issue being presented to pinal county planning and development and eventually the BOS. Unfortunately, I have not been able to attend many meetings.

One of my big concerns is septic issues. There is a local contractor (Blanchard enterprises) who has been connecting rv hookups to winter visitor lots for he last several years. These hook ups were never permitted, inspected and therefore never approved. I know many who have these and exactly how they were installed, I knew few of them have nothing more than blue barrels buried for septic use. Some of these properties have 2 hookups, others have over 17! A standard septic system out here is (permits will show) 1000 gallons. According to adeq the total fixtures allowable is 18 (21 on extenuating circumstances with variance). This is worse than it sounds since any standard home is between 16 & 18 fixtures to conform to the allowable rate flow. Example of how this is done is they take # bedrooms, number of baths, # of persons (estimated) and water usage equip. Bathroom sinks are 1 fixture each, showers and bathtubs are 2 fixture counts each, dishwashers/kitchen sink/ washing machine/ bidet/ wash room sink etc are all counted as 2 fixtures each. Toilets are counted as follows: >1.6 gpf is counted as 3 fixtures, 1.6-3.2 gpf is counted as 4 and <3.2 gpf is counted as 5 fixtures. Additional example is this: a standard 3 bedroom 2 bath mobile home, 4 people has this: kitchen sink, dishwasher, washing machine, 2 bathroom sinks, 2 toilets, 1 bath/shower combo and 1 master shower and 1 master bathtub. This puts them at the 18 fixture maximum pushing a variance at times, depending on toilet flush. To add an rv.... Would add at least a kitchen sink, a toilet a shower. That is at least 8 additional fixtures. They would need to purchase and permit a new septic to meet the requirements. Who will verify current illegal hook ups? who will verify county records on permit of existing septic to see if additional hookups can be added? There is no way to permit a 1000gal tank to meet the flow rate and obtain a permit.

I have similar concerns with water usage as our systems are engineered to supply a certain number of properties, at a certain psi for a specific amount of time. The additional usage can strain already strained systems. Again, similar with electrical boxes. Yes, they can be altered, but..... Most homes have a 200 amp box.....my larger house has a 400 amp box. Obviously that is to prevent overload and reduce the risk of fire. They add 220 hookups for rvs and they risk weakening the breakers and open it up to potential fire. Of course this is an easier fix than the septic. Next, is a permit good per property, for one 6 month period or can one actually obtain more than one permit per year in 6 month increments? On storage, must the rv still be owned by property resident (owner) in order to be stored or can they turn a lot into a "storage facility"?

I have additional questions, I hope to get to at another time. I believe this is a good start.

My biggest concern even at 1 rv unit is the septic.

I can send you additional info on the septic if needed.

Thank you,
Angela Villa

Sent from my iPhone

CITIZEN COMMITTEE PRESENTATION REGARDING RV'S AS SHORT TERM GUEST HOUSING

Presented by Rich Wist
March 11, 2015

Section 1. Presentation to the Board of Supervisors

Section 2. Arizona State Revised Statutes

Section 3. Public Records Request and Denial

Section 4. Citizen's Draft for RV Code Revision

Section 5. Addendum

- RV's Used as Temporary Guest Housing - Chronology Log
- Memo to Supervisor Smith from private citizen
- Example of 4' Setback Problem

Presentation to the Pinal County Board of Supervisors

We as citizens of Pinal County recognize the need for regulations for RVs used as temporary guest housing. We want to work with the county in developing practical standards to accomplish this.

We do not think that the Arizona Code, Title 9 Health Services, Article 5 Trailer Coach Parks applies to RVs parked on private property. Section R9-8-512 Definitions refers to 2 types of trailer coaches in reference to trailer coach parks. Dependent and independent trailer coaches. Both of these as well as the heading for Article 5 are referring to "trailer coaches". There is no reference to Recreational Vehicles or RVs anywhere in Article 5. If the intention was to have this article apply to Recreational Vehicles the article would have included them in the definition. It is clear to us that the code is attempting to define what would normally be called a mobile home or modular office trailer intended to be parked more or less permanently on a site as demonstrated by the reference to "jacks and skirting" and the possible "removal of wheels". The term "Trailer Coach Park" has the word trailer in it with no reference to RVs. There are many RVs that could not possible be defined as a trailer.

Article 6 "Campgrounds" would be the proper article to apply to RVs and makes no reference to residential properties having guests visit with RVs. It states: "The regulations in this Article shall apply to any person, firm or corporation operating, maintaining or offering for public use any tract of land on which persons may camp or picnic either free of charge or by payment of a fee." Private residents having guests visit would not be regulated under article 6 unless they are "operating, maintaining or offering for public use" and we are not.

The Pinal County Environmental Health Code is creating a new situation not covered in the state regulation by trying to adapt the state code covering "Trailer Coach Parks" where there is no mention or reference to "Recreational Vehicles" or "RVs" and applying it to RVs. The state code only refers to "Dependent" and "Independent Trailer Coaches". "Manufactured Home/RV Parks" does not have to be defined as "any land upon which two or more occupied mobile homes, manufactured homes or RVs used for habitation are parked". That definition should not be applied to private residents having guest with RVs. Additionally Pinal County regulation 2.135.040 Overall park development standards states that a Park Model and Recreational Vehicle Park shall be not less than 10 acres. This should exempt private residential properties of less than 10 acres from being designated as a Park Model and Recreational Vehicle Park.

RVs on private property should be treated separately. Private residents should be able to have more than one visitor with an RV be able to stay on their property without violating the law. The county is not attempting to limit a private resident to no more than one guest at a time in his home.

During a presentation by code enforcement to the Board of Supervisors on October 21st, 2014 it was stated that there were 30 complaints involving RVs in Arizona City between January and October of 2014. We requested information on those and any other complaints that involved RVs in an attempt to ascertain the extent and scope of any problems involving RVs. We were denied receipt of those copies. We were told "the computer system is not set up to sort by type of complaint". There must have been some way to do that since it was stated in the presentation that there were 30 complaints involving RVs. If that can be stated in a public forum, we should have access to that same information so that we may help in addressing any RV issues.

We think our proposal 2.185.061 Recreational Vehicles Used as Short Term Guest Housing is the proper way to provide reasonable regulation for private residents to have guests visit. Our proposal allows for emergency access and compliance with all applicable utility and safety codes. We think any definition of 2 or more occupied RVs constituting an RV Park should be removed from the code. We also think our proposal for allowing emergency access removes any need for a specific setback requirement for RVs used as short term guest housing.



Department of Health Services – Food, Recreational, and Institutional Sanitation

- 12. The signature of the applicant.
- C. With the completed license application, an applicant shall include a map that specifies the location of the children's camp, and:
 - 1. For an initial license:
 - a. If applying to the Department, a fee of \$100, or
 - b. If applying to a county, a fee established according to A.R.S. § 8-553(B).
 - 2. For a renewal license:
 - a. If applying to the Department, a fee of \$25 or
 - b. If applying to a county, a fee established according to A.R.S. § 8-553(B).
- D. The Department or a county begins reviewing applications on May 1 of each year.

Historical Note

New Section made by final rulemaking at 8 A.A.R. 3716, effective August 9, 2002 (Supp. 02-3).

R9-8-403. Time-frames

- A. The overall time-frame described in A.R.S. § 41-1072 for an initial or a renewal license granted by the Department or county is 60 days. The applicant and the Department or county may agree in writing to extend the substantive review time-frame and the overall time-frame. An extension of the substantive time-frame and the overall time-frame shall not exceed 25% of the overall time-frame.
- B. The administrative completeness review time-frame described in A.R.S. § 41-1072 for an initial or a renewal license granted by the Department or a county is 30 days and begins on May 1 of each year or on the date the application is received if after May 1.
 - 1. The Department or a county shall mail notice of administrative completeness or deficiencies to the applicant within the administrative completeness review time-frame.
 - a. A notice of deficiencies shall list each deficiency and the information and documentation needed to complete the license application.
 - b. If the Department or a county issues a notice of deficiencies within the administrative completeness review time-frame, the administrative completeness review time-frame and the overall time-frame are suspended from the date that the notice is issued until the date the Department or a county receives the missing information from the applicant.
 - c. If the applicant fails to submit to the Department or a county all the information and documents listed in the notice of deficiencies within 60 days of the date the Department or a county mailed the notice of deficiencies, the Department or county deems the license application withdrawn.
 - 2. If the Department or a county issues a license to the applicant during the administrative completeness review time-frame, the Department or a county does not issue a separate written notice of administrative completeness.
- C. The substantive review time-frame described in A.R.S. § 41-1072 is 30 days and begins on the date the notice of administrative completeness is mailed to the applicant.
 - 1. The Department or a county shall mail a children's camp license or a written notification of denial of the license application to the applicant within the substantive review time-frame.
 - 2. As part of the substantive-review time-frame for a children's camp license, the Department or a county may conduct an inspection of the children's camp to determine

- whether the children's camp has complied with the applicable requirements in subsection (C)(4) or (C)(5).
- 3. If the Department or a county issues a comprehensive written request or supplemental request for information, the substantive review time-frame and the overall time-frame are suspended from the date the Department or a county issues the request until the date the Department or a county receives all of the information.
- 4. If an applicant applying to the Department meets all the requirements under A.R.S. Title 8, Chapter 6, Article 1, and these rules, the Department shall issue a license to the applicant.
- 5. If an applicant applying to a county meets all the requirements under A.R.S. Title 8, Chapter 6, Article 1, these rules, and county requirements consistent with A.R.S. Title 8, Chapter 6, Article 1, a county shall issue a license to the applicant.
- 6. If the Department or a county disapproves a license application, the Department or a county shall send the applicant a written notice of disapproval setting forth the reasons for disapproval and all other information required in A.R.S. § 41-1076.
- D. If a time-frame's last day is on a Saturday, Sunday, or legal holiday, the Department or a county considers the next business day as the time-frame's last day.

Historical Note

New Section made by final rulemaking at 8 A.A.R. 3716, effective August 9, 2002 (Supp. 02-3).

ARTICLE 5. TRAILER COACH PARKS

- R9-8-501. **Reserved**
- R9-8-502. **Reserved**
- R9-8-503. **Reserved**
- R9-8-504. **Reserved**
- R9-8-505. **Reserved**
- R9-8-506. **Reserved**
- R9-8-507. **Reserved**
- R9-8-508. **Reserved**
- R9-8-509. **Reserved**
- R9-8-510. **Reserved**
- R9-8-511. **Expired**

Historical Note

Section expired under A.R.S. § 41-1056(E) at 8 A.A.R. 3256, effective June 17, 2002 (Supp. 02-3).

R9-8-512. Definitions

- A. "Department" means the Arizona Department of Health Services.
- B. "Dependent trailer coach" means a trailer coach which does not have a flush toilet, bathtub, or shower.
- C. "Independent trailer coach" means a trailer which has a flush toilet, bathtub or shower, and lavatory.
- D. "Park" means a trailer coach park.
- E. "Person" means any individual, firm, trust, partnership, company, society, association, corporation, or political subdivision.
- F. "Trailer coach" means any vehicle including mobile homes having no foundation other than wheels, jacks, or skirtings, and so designed or constructed as to permit occupancy for dwelling or sleeping purposes. Removal of the wheels shall not change the meaning of the term.

- G. "Trailer coach park" means any plot of ground upon which two or more trailer coaches, occupied for dwelling or sleeping purposes, are located regardless of whether or not a charge is made for such accommodation. This does not apply where all trailers are occupied by the owner of the plot and his immediate family, nor does it include areas provided for recreational purposes or overnight parking by agencies of the local, state and federal governments, where posted restrictions for use of such areas are provided.
- H. "Trailer coach space" means a plot of ground within a trailer coach park designed for the accommodation of one trailer coach.

R9-8-513. **Reserved**

R9-8-514. **Reserved**

R9-8-515. **Reserved**

R9-8-516. **Reserved**

R9-8-517. **Reserved**

R9-8-518. **Reserved**

R9-8-519. **Reserved**

R9-8-520. **Reserved**

R9-8-521. Plans and specifications

- A. No construction on or at a trailer coach park shall commence until the Department has approved the plans and specifications for the public water supply and sewage disposal system.
- B. No person shall maintain or operate a trailer coach park without the written approval of the local health department.
- C. A park plan showing all building locations and trailer coach spaces shall be provided as part of the plans and specifications.
- D. No change or modification of water supply or sewage disposal in any existing trailer coach park shall be made until plans and specifications have been submitted to and approved by the Department.
- E. All plans and specifications shall be submitted to the Department in quadruplicate.

R9-8-522. Application

- A. An application for approval by the Department, prepared in duplicate on forms furnished by the Department, shall be filed at the time the plans are submitted for approval. The form shall be completely filled out unless otherwise indicated.
- B. The distance to the nearest public water supply main and to a sewer main of a municipal or community system shall be given.

R9-8-523. Park plan

- A. The minimum size of trailer coach spaces shall be in compliance with regulations of local planning boards and other official agencies.
- B. The park shall be located on a site which is properly graded to ensure rapid drainage and the elimination of standing pools of water.

R9-8-524. **Reserved**

R9-8-525. **Reserved**

R9-8-526. **Reserved**

R9-8-527. **Reserved**

R9-8-528. **Reserved**

R9-8-529. **Reserved**

R9-8-530. **Reserved**

R9-8-531. Water supply

- A. The public water supply and distribution systems to the trailer spaces and service building shall comply with all provisions of Article 2 of this Chapter.
- B. The water supply system shall be so designed, constructed and maintained to provide a minimum supply demand of six fixture units at a residual pressure of not less than twenty pounds per square inch at each trailer site requiring water in addition to the water requirements of the service building.
- C. Each independent trailer coach space shall be provided with a cold water tap at least four inches above the ground.
- D. Hot water, a minimum of 120° F, shall be provided at all times in the service building for all bathing, washing, cleaning and laundry facilities.

R9-8-532. **Reserved**

R9-8-533. Sewage disposal system

- A. The sewage disposal system shall comply with all provisions of Article 3 of this Chapter.
- B. Where a public sewerage system is to be used and is already in existence, or if sewers are proposed and have been approved by the Department, it will only be necessary to show the location and size of the sewer lines within the park. Approval to construct the sewers serving the trailer park will not be given unless the capacity of the receiving sewers and the treatment facility which will receive the wastes is determined to have adequate capacity for the increased load resulting from the installation of the trailer park.

R9-8-534. **Reserved**

R9-8-535. **Reserved**

R9-8-536. **Reserved**

R9-8-537. **Reserved**

R9-8-538. **Reserved**

R9-8-539. **Reserved**

R9-8-540. **Reserved**

R9-8-541. Sanitation facilities

Toilets, bathing, laundry and other sanitation facilities shall be housed in a service building which shall present easy access from all trailer coach spaces by means of walkways or roadways.

R9-8-542. Service buildings

- A. Service buildings shall be permanent structures, complying with all applicable ordinances and statutes regulating building construction.
- B. Service buildings shall meet the following requirements:
1. All facilities shall be well lighted.
 2. They shall be ventilated with screened openings.
 3. They shall be constructed of such moisture-proof material, including painted woodwork, as shall permit repeated cleaning and washing.
 4. Properly vented heating facilities shall be provided.
 5. The floors of the service buildings shall be of water-impervious material and sloped to properly located floor drains.
- C. Service buildings containing toilet and bathing facilities shall not be located farther than 200 feet from any dependent trailer coach space.
- D. Existing parks serving dependent trailer coaches shall meet the requirements of this Section within six months from the effective date.

Department of Health Services – Food, Recreational, and Institutional Sanitation

R9-8-543. Toilet facilities

A. All parks accommodating dependent trailer coaches shall be provided with the following number of toilets, showers and other sanitation facilities:

*Number of Trailer Parking Spaces	NUMBER OF FACILITIES REQUIRED IN SERVICE BUILDINGS								
	TOILETS		URINALS		LAVATORIES		SHOWERS		**Other
	Men	Women	Men	Men	Women	Men	Women		
1-15	1	1	1	1	1	1	1	1 service sink	
16-30	1	2	1	2	2	1	1	with a flushing rim	
31-45	2	2	1	3	3	1	1		
46-60	2	3	2	3	3	2	2		
61-80	3	4	2	4	4	2	2	1 utility sink	
81-100	3	4	2	4	4	3	3		

For parking areas having more than 100 trailer spaces there shall be provided: one additional toilet and lavatory for each sex per each additional 30 trailer spaces; one additional shower for each sex per each additional 40 trailer spaces; and one additional men's urinal per each additional 100 trailer spaces.

*Parking spaces for dependent trailers, i.e., number of facilities required per number of dependent parking trailer spaces.

**Additional fixtures including laundry trays, clothes washing machines (one for every 30 sites) and an ice making machine may be provided.

- B. Where a trailer coach park is designed for and exclusively limited to use by independent trailers, emergency sanitary facilities are not required.
- C. When a park requiring a service building is operated in connection with a resort or other business establishment, the number of sanitary facilities for such business establishment shall be in excess of those required by the schedule for trailer spaces and shall be based on the total number of persons using such facilities.

- R9-8-556. Reserved
- R9-8-557. Reserved
- R9-8-558. Reserved
- R9-8-559. Reserved
- R9-8-560. Reserved
- R9-8-561. Expired

R9-8-544. Community kitchens; recreational facilities

Trailer coach parks which provide a community kitchen or other recreational facilities shall comply with these rules and regulations relating to campgrounds and Article 2 of this Chapter relating to eating and drinking establishments.

- R9-8-545. Reserved
- R9-8-546. Reserved
- R9-8-547. Reserved
- R9-8-548. Reserved
- R9-8-549. Reserved
- R9-8-550. Reserved

R9-8-551. Waste disposal

- A. The storage, collection, transportation and disposal of garbage, trash, rubbish, manure and other objectionable wastes shall be in accordance with the provisions of Article 4 of this Chapter.
- B. Each trailer coach space shall be provided with a trapped sewer, at least three inches in diameter, which shall be connected to receive all liquid waste from the trailer coach located in such space. Except that a trapped sewer is not required in parks restricted to trailer coaches in which all fixtures discharge through a trap located in the trailer plumbing system.

- R9-8-552. Reserved
- R9-8-553. Reserved
- R9-8-554. Reserved
- R9-8-555. Reserved

Historical Note
Section expired under A.R.S. § 41-1056(E) at 8 A.A.R. 3256, effective June 17, 2002 (Supp. 02-3).

ARTICLE 6. CAMP GROUNDS

- R9-8-601. Reserved
- R9-8-602. Reserved
- R9-8-603. Reserved
- R9-8-604. Reserved
- R9-8-605. Reserved
- R9-8-606. Reserved
- R9-8-607. Reserved
- R9-8-608. Reserved
- R9-8-609. Reserved
- R9-8-610. Reserved

R9-8-611. Scope

The regulations in this Article shall apply to any city, county, city and county, village, community, institution, person, firm or corporation operating, maintaining or offering for public use within the state of Arizona any tract of land on which persons may camp or picnic either free of charge or by payment of a fee. Each and every owner and lessee of any public camp or picnic ground shall be held responsible for full compliance with these regulations.

R9-8-612. Supervision

- A. The management of every public camp or picnic ground shall assume responsibility for maintaining in good repair all sani-

Ken Parsons

From: Ken Parsons [rwsp606@gmail.com]
Sent: Friday, January 30, 2015 3:48 PM
To: 'Sabine Johnson'
Cc: 'Himanshu Patel'; Tony Smith (Anthony.Smith@pinalcountyz.gov); Pearce Marlene (Marlene.Pearce@pinalcountyz.gov); Rich Wist (richardwist@aol.com)
Subject: RE: Public Records Request

Sabine,

Thank you for the reply. We understood from the PowerPoint that there were 30 RV complaints in Arizona City Jan to Oct of 2014. How do we know if any of these even related to "RV's as short term guest housing"? Since Code Enforcement cannot furnish any copies of the 30 reported Arizona City RV complaints or copies of any other Pinal County RV complaints, there seems to be lack of foundation for testimony before either the general public or county supervisors. Ken Parsons, Rich Wist

Mr. Parsons 1-30-15

The majority of complaints received are anonymous. Even if the person complaining left their name, we have no way of knowing what their relation is to the property owner/tenant.

Code enforcement worked on over 700 cases in 2014.

At this time the computer system is not set up to sort by type of complaint.

Sabine Johnson
Code Compliance Officer
(520) 866-6467

refusal to comply

(email to Ashlee on 1-25-15

Ashlee,

Two questions... I have filled out the Public Records Request but don't wish to make things more difficult than necessary. How should I fill in what is requested on the "be specific" lines? What I am seeking is a copy of the 30 Arizona City Area complaints from Jan 1 2014 to Oct 14, 2014 that were noted on the Power Point Program presented by Code Enforcement. Also since Code Enforcement is county wide, I would like to know of any other complaints for the rest of Pinal County for the same time period. Is this a realistic request? Please give us your thoughts on this before I fill out the form.

request

I will have the Public Records Request notarized. Do you require the original or can I scan the form and send the document by email?

I just got the email below from Anthony Smith. I will be searching for the Pinal County Environmental Health Code so I can read the full Code but maybe you could give me a

lead on where to find the code online. Is this code something newly purposed or is it a code already on the books and enforceable?

We truly appreciate your help!

Ken Parsons

1-26-15



Public Records Request

Fax to: (520) 866-6530 OR
Mail to: Pinal County Development Services
P.O. Box 2167, Florence, AZ 85132

Any Questions - Call:
(520) 866-6983

PINAL COUNTY
wide open opportunity

Public Records Request Information Sheet

Date: _____ Name of Requesting Party: KENNETH PARSONS / RICH WIST
Address: 15774 SO. SAXON ROAD, ARIZONA CITY, AZ 85123
Phone Number: 541 963 8990 Fax Number: _____
E-Mail Address: rwsp606@gmail.com

How to Request Information:

Information in the Department's files and computer data bases is available to the public. Individuals requesting information or copies of such information must sign and complete the Public Records Request.

Process for Researching Information:

The appropriate staff member will research the information requested in a timely manner. There are times when the information has been archived and must be retrieved. At other times the files are in several different locations increasing research time. Requests will be processed in a timely manner, usually within five working days, but requesting individuals must allow for delays.

I request that the Pinal County Development Services: [check appropriate box(s)]

Provide a copy or other reproduction of the following public records:

I would like to set up an appointment to review the following:

Note: Be specific, provide as much information as possible (name of property owner or business; location, such as address or parcel # with Township, Range and Section)

Please see comments at bottom of form.

(Use reverse side for additional space for information)

The records are to be used for: [check appropriate box]

Non-Commercial Purposes Commercial Purposes

If the records are to be used for commercial purposes specifically state those purposes:

Kenneth Parsons
Requesting Party's Signature
Rich Wist

Verified Statement of Commercial Purpose

I have indicated above that the reproductions of the public records which I have requested are to be used for commercial purposes, I declare that the reproductions will be used solely for the purpose described above and that the reproductions will not be used directly or indirectly for a different purpose than described above. I declare under penalty of perjury that the foregoing is correct and true.

Requesting Party's Signature

SUBSCRIBED AND SWORN to before me this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

For Internal Use Only

Public Records Request for:

- Asst. County Manager, D.S.
- Air Quality Control
- Building Safety
- Environmental Health
- Planning & Development
- Public Works

Date Routed to Dept: _____

Date Routed to OSS: _____

County Attorney: _____

Request Completed by: _____

No. Pages: _____

Date to Customer: _____

DUE DATE: _____

AMT RCVD: _____

RECEIPT NO: _____

INFO PROVIDED: _____

From Wes's Powerpoint, we have only heard there are generically "30 complaints". To perform an adequate analysis of the issue of "RV's used as short term guest housing" complaints, it is required to know the specific nature of those RV's as short term guest housing complaints. Only then can we (RV'ers and Pinal County) work together to draft a sensible and meaningful revised code.

If this is a county wide problem that determines the outcome, then it would behoove everyone to truthfully know exactly "How BIG is this problem?" How can we all appropriately keep an RV friendly community yet resolve negative issues?

Thus, specifically we are requesting **individual complaints regarding RV Parking and/or use as guest housing? If known, who were the complainers** (immediate neighbor, someone living a long distance away, etc.)?



DRAFT PROPOSAL FOR RV CODE REVISIONS

This draft proposal for revision of Pinal County RV codes is in response to an invitation for suggested changes by Pinal County Supervisor Anthony Smith to citizens attending a meeting held in Arizona City on December 15, 2014 for the purpose of discussing revision of the existing RV ordinance.

Substantial portions of Chapter 2.185 OUTSIDE STORAGE AND PARKING are reproduced in this draft so that all changes are viewed in context and deleted or added wording is easily understood in relation to other relevant sections.

A portion of Chapter 2.10 DEFINITIONS, section 2.10.010 is reproduced to illustrate recommended changes to definitions involving recreational vehicles and how these relate to definitions under Chapter 2.185 OUTSIDE STORAGE AND PARKING

A portion of Chapter 2.151 PERMITS: SPECIAL USE, SPECIAL DENSITY, TEMPORARY USE AND SPECIAL EVENT, section 2.151.030 Temporary use permit (TUP) is also reproduced to illustrate recommended changes relating to permitting uses of recreational vehicles under the newly proposed section 2.185.061 Recreational vehicles as Short Term Guest Housing

CHANGES TO TEXT:

Lined-out text (~~Strikethrough~~) denotes deleted wording
Underlined text (Underlined) denotes added wording

DRAFT

Version 4

Chapter 2.185

OUTSIDE STORAGE AND PARKING

Sections:

- 2.185.010 Outside storage and parking.
- 2.185.020 Accessory use.
- 2.185.030 Application.
- 2.185.040 Definitions.
- 2.185.050 Vehicle parking.
- 2.185.055 Heavy trucks – Standing, parking or storage.
- 2.185.060 Recreational vehicle storage

- 2.185.061 Recreational vehicles as Short Term Guest Housing
- 2.185.070 Furniture and appliances.
- 2.185.080 Construction materials.
- 2.185.090 Firewood.
- 2.185.100 Other items.
- 2.185.110 Compliance.
- 2.185.120 Variances.

Sections 2.185.070, 2.185.080 and 2.185.090 are part of the code but are not present in this draft because they are not relevant to storage or use of recreational vehicles.

2.185.010 Outside storage and parking.

- A. It shall be unlawful and a violation of this title for any resident/occupant or owner of record or both to leave or permit to remain outside any objects, scrap, appliances, vehicles, or any other materials, except as provided by this chapter.
- B. It is unlawful for any person to stand, park or store a vehicle in violation of this chapter.
- C. It is unlawful for any resident/occupant to allow a vehicle to stand or be parked or stored in violation of this chapter. [Ord. PZ-C-003-12 § 1; Ord. 61862 § 3401].

2.185.020 Accessory use.

Outside storage and parking provided by this chapter is an accessory use and shall not be permitted unless a primary use has been previously established. [Ord. 61862 § 3402].

2.185.030 Application.

This chapter shall apply to outside storage and parking in all residential and rural zones. [Ord. 011812-ZO-PZ-C-007-10 § 19; Ord. 61862 § 3403].

2.185.040 Definitions.

For the purpose of this chapter, the following definitions apply:

“Access” means the ability to enter, approach, or pass to and from a place or to approach or communicate with a person or thing as required to fulfill a necessary service or function.

“Commercial vehicle” means any vehicle that is used for commercial purposes.

“Emergency Services” means services required in emergency situations such as fire, police, medical and evacuation including related personnel, vehicles and equipment.

“Short term Guest Housing” means a dwelling or recreational vehicle occupied by a resident or visitor.

“Heavy truck” means any commercial vehicle with a gross vehicle weight of 19,500 pounds GVWR or more; includes the power unit by itself, the combination of the power unit and trailer, or the trailer separately.

“Motor vehicle parts, components, accessories” means any part, component or accessory from any vehicle propelled by means of an electric, gasoline, diesel, propane, or alcohol fueled engine.

“Owner or owners of record” means the person(s) or entity indicated on the records of the county assessor as the owner of the property in question on the date of an alleged violation.

“Person” means any individual, corporation, company, partnership, firm, association, union, society, or any county, city, town, state or any subdivision or agency thereof and includes any trustee, receiver, assignee, or personal representative thereof.

“Public services” means services required to perform inspection duties, code enforcement, animal control, nuisance abatement or utility repair and operations, including related personnel, vehicles and equipment.

“Recreational vehicle”, also referred to as “RVs”, means any item of personal property driven, towed or hauled for recreational uses including, but not limited to travel trailers, motorhomes, pickup campers, boats, boat trailers, tent campers, buses or other recreational items. Recreational vehicles are mobile units that use a self-contained power source, are towed or hauled by another vehicle or are specifically designed to be readily transported by other means. Portable structures including but not limited to buildings, mobile homes, shipping containers, construction site office trailers, non-mobile tents or other similar units are not considered recreational vehicles for the purposes of this ordinance.

“Resident/occupant” means a person or persons who are occupying a building or structure and are using it as a place of abode, a place of residence or a place to live on either a temporary or permanent basis.

“Scrap” means any item or substance which in its present condition is not and cannot be used for the original use intended, or that which has been discarded.

“Short Term” means a limited period of time not to exceed 6 months.

“Site” means a specific property where a recreational vehicle may be parked.

“Telecommunications” for this chapter means the transmission of information of the user's choosing between or among points specified by the user without change in the form or content of the information as sent and received. “Telecommunications” does not include commercial mobile radio services.

“Utilities” means water, sewer or septic, electricity, gas or any other service needed for residence such as propane delivery to a storage tank, telecommunications or similar services and activities

“Vehicle” means every device by which any person or property is or may be transported on a street or highway that is propelled by means of an electric, gasoline, diesel, propane, or alcohol fueled engine, including, but not limited to, heavy trucks, public safety, public service, and recreational vehicles. [Ord. PZ-C-003-12 § 2; Ord. 011812-ZO-PZ-C-007-10 § 19; Ord. 61862 § 3404].

2.185.050 Vehicle parking.

A. Unless otherwise prohibited or restricted in this chapter, vehicles may be parked on residential or rural property provided said vehicles comply with all the following requirements:

1. Vehicles other than recreational vehicles used as short-term guest housing must be owned or leased by the current resident/occupant of the parcel.
2. Vehicles shall not be up on jacks, blocks or other similar equipment.
3. Vehicles shall not have deflated tires, nor have the chassis, engine, body parts, wheels or tires removed.
4. Said vehicles shall not be parked in such a manner as to block access to sidewalks or driveways/entrances to any other property.
5. Vehicles must have a current, valid registration affixed to the license plates. The lack of a current license plate and/or license tag or an expired license tag affixed to a vehicle shall constitute proof that a vehicle does not have a valid and current registration.
6. No more than two personally owned vehicles may be offered for sale at any one time.
7. Vehicles must currently be operable.

B. Public service and public safety vehicles may be parked by a resident in any residential or rural zoning district if the vehicle is required to be available at designated periods at the person's residence as a condition of the person's employment and either of the following applies pursuant to ARS 11-269.10:

1. The resident is employed by a public service corporation that is regulated by the Corporation Commission, an entity regulated by the Federal Energy Regulatory Commission or a municipal utility and the public service corporation, federally regulated utility or municipal utility is required to prepare for emergency deployments of personnel and equipment for repair or maintenance of natural gas, electrical, telecommunications or water infrastructure, the vehicle has a gross vehicle weight rating of 20,000 pounds or less and is owned or operated by the public service corporation, federally regulated utility or municipal utility and the vehicle bears an official emblem or other visible designation of the public service corporation, federally regulated utility or municipal utility.

2. The resident is employed by a public safety agency, including police or fire service for a federal, state, local or tribal agency or a private fire service provider or an ambulance service provider that is regulated pursuant to ARS Title 36, Chapter 21.1, and the vehicle has a gross vehicle weight rating of 10,000 pounds or less and bears an official emblem or other visible designation of that agency. [Ord. PZ-C-003-12 §§ 3, 4; Ord. 61862 § 3405].

2.185.060 Recreational vehicle storage.

Recreational vehicles may be stored on a parcel provided they conform to the requirements listed in PCDSC 2.185.050 and are not connected to any utility source other than electrical power and not in use for sleeping or living purposes. [Ord. 61862 § 3406]

2.185061 Recreational Vehicles as Short Term Guest Housing

Recreational vehicles may be used as short term guest housing in any rural or residential area subject to the provisions of this section and other applicable codes. [Chapter 2.185 Section 2.185.050 and Chapter 2.151 Section 2.151.030]

Recreational vehicles used as short term guest housing shall be governed by the following provisions:

A. Recreational vehicles used as short term guest housing shall not impede access by public or emergency services or create dangerous conditions either on the site where they are located or on immediately adjacent property. Recreational vehicles must be operational and parked in a manner that does not block sidewalks, driveways, entryways to other property and allows immediate removal if necessary in the event of an emergency.

B. The number of recreational vehicles used as short term guest housing on any site is not limited provided that they do not violate provision (A) of this section.

C. An established permitted use must exist on the property prior to utilization of a recreational vehicle as short term guest housing. The use of recreational vehicles for short term guest housing is temporary and is exempt from existing setback requirements of permanent or auxiliary structures.

D. Recreational vehicles may be used as short term guest housing without a temporary use permit for a period not to exceed 15 days from the date of initial arrival on any given site. Recreational vehicles may not exceed the 15 day permit-free period regardless of movement to or from the site.

E. Recreational vehicles may be used as short term guest housing for a period not to exceed 6 months provided that a temporary use permit is acquired.

F. To accommodate the needs of visitors engaged in seasonal tourism, the following permit requirements are established:

1. Permits for use of recreational vehicles as short term guest housing may be acquired by visiting the Pinal County Website and filing out the required form or by telephoning the appropriate county department and providing the necessary information and fee payment.
2. The fee, if any, for issuing short term guest housing permits shall not exceed ten dollars.
3. Once the short term guest housing permit has expired, it may be renewed at the discretion of the issuing authority.
4. No inspection for code provisions is necessary to obtain a short term guest housing permit but onsite inspection by relevant county departments may be conducted at the discretion of the permitting authority to ensure compliance with applicable health and safety codes.
5. Temporary Use Permits (TUPs) are subject to the requirements of this title.

G. Procedure for TUP application for recreational vehicles used as short term guest housing:

1. Application for a TUP on the applicable form provided by the county together with the required information, documentation and a nonrefundable filing fee shall be made to the appropriate county department.
2. Property owner or the property owner's authorized agent shall provide the guest with written consent by completing the appropriate section of the application.

H. The TUP application may include the following:

1. An explanation of the use proposed and the duration of the request;
2. Name of the permit applicant;
3. Address of the subject property;
4. Such additional information as may be requested by the permitting authority.

I. Occupancy of recreational vehicles used as short term guest housing shall be limited to the permanent resident of the property and immediate family, guests and their immediate family and pets of the occupants of the recreational vehicle.

J. There shall be no fees or rental of any kind collected or exchanged between the guest and the property owner or tenant (if the property is rented or leased).

K. Utility and waste disposal hookups for recreational vehicles used as short term guest housing are permitted provided that there is compliance with all applicable health and safety codes.

2.185.100 Other items.

All other items, objects, material, parts, scrap, motor vehicle components, or any other item of personal property that does not conform to the sections above may be stored provided all of the following requirements are met:

- A. The item or object is currently operable; and
- B. The item, object, material or part is for use on the property; and
- C. The item, object, material or part is totally screened from view of any contiguous property, public street, right-of-way or easement. Said screening shall be by means of a solid wall or nontransparent fence (not including a chain link fence with slats), landscaping or a combination of the above, achieving the same effect. The wall or fence shall not be more than six feet in height. The stored items, objects, materials or parts shall not be stacked to height exceeding the height of the wall or fence, and in no instance shall be stacked more than six feet high above ground level.
- D. The following requirements and setbacks from the nearest property line are complied with:

Distance to the front property line	Distance to the side and rear property lines	Square footage of storage permitted	Maximum height of storage
60 feet	20 feet or less	None	4 feet
60 feet	20.1 feet to 100 feet	100	6 feet
100 feet	100.1 feet to 300 feet	200	6 feet
200 feet	300.1 feet or more	300	6 feet

E. Screened outdoor storage areas shall not be permitted on any parcel of land unless there is a primary use established on the parcel. [Ord. 011812-ZO-PZ-C-007-10 § 19; Ord. 61862 § 3410].

2.185.110 Compliance.

Outside storage or use not complying with this chapter is hereby deemed a public nuisance and shall not enjoy any right to continuation, restoration, exchange of uses, or expansions as if a lawful nonconforming use, and shall be abated. [Ord. 61862 § 3411].

2.185.120 Variances.

2.185.120 Variances.

For the purpose of this section, and for the public health, safety, peace, comfort, convenience and general welfare of the citizens of Pinal County, Arizona, none of the regulations contained in this chapter shall qualify for the variance procedures of Chapter 2.155 PCDSC, Article II. [Ord. 61862 § 3412].



RV's Used As Temporary Guest Housing – Chronology Log

Fall 2013 and Spring 2014 - Some residents of Arizona City have been working with Pinal County Planning to establish a RV Parking Ordinance that is workable to all the citizens of Pinal County. (Former codes were written in 1962 and obviously archaic). This started with Planning Department organizing 17 public meetings around Pinal County to gather information. These meetings were in the fall of 2013 and spring of 2014.

October 21, 2014 - Planning Department notified us via Supervisor Smith that a "draft" was ready for presentation. Twenty plus people (mostly Arizona City residents) met at the Fire Department meeting room. The "draft" (no shared document but on Powerpoint) included items that were not satisfactory to many RV'ers. After a flurry of emails, interested parties came up with a proposed citizen's draft. The original Pinal County draft stated under 2.185.061 that Recreational vehicles as Short Term Guest Housing have a set back the same as the primary residence. This set-back would make it impossible to have an occupied RV on almost every CR-3 lot in Pinal County.

November 17, 2014 - The Citizen's Committee met with Supervisor Smith during his monthly visit to Arizona City. After a discussion, Supervisor Smith asked us to submit our own draft that could be shared with the Pinal County Planners. After many emails and work sessions, a second citizen's draft was emailed to Supervisor Smith and the Planning Department.

January 6, 2015 - Ken and Joanne Parsons and Rich Wist met with Ashlee McDonald, Planner II, to informally discuss the important portions of the Citizen's Draft.

January 7, 2015 - Approx 50 citizens were present at a "Business of Supervisors" meeting in Florence to listen to a presentation for the advancement of the RV Parking issue. Planning changed their draft wording from "primary residence setbacks" to "detached accessory building setbacks". Citizen input was not allowed at this meeting. The Supervisors gave permission for Planning to continue.

January 15, 2015 - A scheduled meeting of Pinal County Planning Commission was canceled. We understood that this was because attorneys had some legal questions.

January 26, 2015 - Ken and Rich filed a Public Records Request with Code Enforcement in that we are interested in determining specific issues of the complaints regarding RVs. We were also interested in who were the complainers (neighbors, someone that lived miles away, someone that was a constant multiple complainer). Only with documented information can we as citizens and the county proceed to deal with REAL problems. In the fall of 2013 Code Enforcement presented a PowerPoint display indicating they had received 71 complaints. On October 21, 2014 Code Enforcement's Powerpoint presentation indicated they received 30 complaints in the Arizona City area from 1/1/14 through 10/14/14. Thirteen of these complaints had been closed. (Several verbal/email requests to obtain the nature of these complaints were not answered. Therefore, we filed the Public Records Request.)

January 28, 2015 - At a public Supervisors Meeting in Florence, a man from Pinal County Environmental Health quoted the following:

"RV Park is a plot of ground upon which two or more mobile homes, manufactured homes, or RVs, occupied for dwelling or sleeping purposes, are located regardless of whether or not a charge is made for such accommodation."

RV's Used As Temporary Guest Housing – Chronology Log

At this meeting, the Board of Supervisors heard testimony from 3-4 citizens of the Thunderbird Farms/Hidden Valley area south west of Maricopa. The citizens testified that many Canadians were placing several RVs on property the Canadians owned and controlled in this area. The citizens wanted to limit the number of RV's and supported the Environmental Health Code proposal.. The Supervisors passed the Ordinance.

(Analysis) We, the Citizens Committee, are of the opinion that the code quoted at that January 28th Supervisor's meeting was taken completely out of context. It applies to "Manufactured Home/RV Park". It is not regarding residential zones. This is confirmed by the following:

1. The actual quote that was stated at the Supervisor's meeting was taken from Pinal County environmental Health Code Rules and Regulations. Regulation 4 that refers to "Permits and Other Requirements". Under h. permit types, Item 5 is titled "Manufactured Home/RV Park."

Additionally to what was shared at the supervisor's meeting is the text that continues to include the following:

"This does not apply where all manufactured homes, mobile homes or RV's are occupied by the owner of the plot and his immediate family, nor does it include areas provided for recreational purpose or overnight parking by agencies of the local, state, and federal governments, where posted restrictions for use of such areas are provided."

2. The Pinal County definitions of an RV Park are stated as follows:

Pinal County Development Services Code
Chapter 2.135 Park Model and Recreational Vehicle Park Zone
Code No. 2.135.040 Overall Park Development Standards: Minimum of not less than 10 acres.

January 30, 2015 - We received the following reply from Code Enforcement regarding the Public Record Request:

"The majority of complaints received are anonymous. Even if the person complaining left their name, we have no way of knowing what their relation is to the property owner/tenant. Code enforcement worked on over 700 cases in 2014. At this time the computer system is not set up to sort by type of complaint."

Our email reply was that if Code Enforcement could not supply any documentation then they should not be able to testify before the public or Supervisors related to the number of complaints.

(ANALYSIS) It is problematic for the citizens to truly understand the nature of the complaints and assist in drafting solutions when we aren't privy to the actual complaints.

RV's Used As Temporary Guest Housing – Chronology Log

February 6, 2015 - Three members of the Citizen's Committee from Arizona City drove to Hidden Valley and Hidden Valley north area of Maricopa to view the area discussed at the January 28th meeting. We visited with some of the Canadian snowbirds who own property in an area that had been identified at the previous meetings as "problematic". Our observations were that every Canadian property we saw was neat and clean! Many of the neighboring properties were scattered with debris, wrecked cars, poorly constructed buildings, weeds, etc. The Canadians stated that someone from the Code Enforcement had been to see them. The Canadians understood that they had no "standing" on this issue as they are not citizens and cannot vote. From our observations, we highly question the complaints in this area and wonder about the legitimacy of the complainers! Again without having access to the complaints filed, our citizens committee may not have a full understanding of the situation.

February 9, 2015 - Received an email from Ashlee McDonald canceling the Planning Commission meeting for Feb 19. The RV issue will be placed on Board Of Supervisors work session at date to be determined.

February 10, 2015 - 6:30 pm Supervisor Smith organized his monthly community update meeting at the Arizona City Fire Hall where the RV issue was discussed. Citizens Committee had intended to have a private meeting with the supervisor to document our opinion regarding the new twist that "2 occupied RV equals an RV Park". However, many attendees were interested in the RV issues so general status discussion resulted. Rich shared with the group sincere appreciation for Supervisor Smith's exceptional support in helping the RV issue to be understood and ultimately resolved with a "common sense" solution. Ken updated verbally what has been happening and would send an email shortly to everyone on the Citizen's Committee and those present at this meeting who provided an email address.

Supervisor Smith stated that possibly a February 18 meeting (9 a.m. in Florence) of the Board of Supervisors will be a work session and normally would not take public input. However he would request the Chairperson to allow our Citizens Committee input if RV issues are on the agenda.

The Citizen's Committee has researched the following State or Pinal County statutes which include wording that "two or more RVs are an RV Park":

ARTICLE 5. TRAILER COACH PARKS (State Statute) R9-8-512. Definitions

- A. "Department" means the Arizona Department of Health Services.
- B. "Dependent trailer coach" means a trailer coach which does not have a flush toilet, bathtub, or shower.
- C. "Independent trailer coach" means a trailer which has a flush toilet, bathtub or shower, and lavatory.
- D. "Park" means a trailer coach park.
- E. "Person" means any individual, firm, trust, partnership, company, society, association, corporation, or political subdivision.
- F. "Trailer coach" means any vehicle including mobile homes having no foundation other than wheels, jacks, or skirtings, and so designed or constructed as to permit occupancy for dwelling or sleeping purposes. Removal of the wheels shall not change the meaning of the term.

RV's Used As Temporary Guest Housing – Chronology Log

G. "Trailer coach park" means any plot of ground upon which two or more trailer coaches, occupied for dwelling or sleeping purposes, are located regardless of whether or not a charge is made for such accommodation. This does not apply where all trailers are occupied by the owner of the plot and his immediate family, nor does it include areas provided for recreational purposes or overnight parking by agencies of the local, state and federal governments, where posted restrictions for use of such areas are provided.

H. "Trailer coach space" means a plot of ground within a trailer coach park designed for the accommodation of one trailer coach.

(Analysis) If one were to look at every section A. thru H. it is apparent that this is not referring to a residential housing code. No RVer would consider having skirting or removal of axles. In the definitions under ARTICLE 5 TRAILER COACH PARKS, they are talking about dependent and independent trailer coaches. It is clearly intended to cover a situation where trailers, not RVs, are parked for months or years. By specifically referring to the "dependent" and "independent trailer" coaches, the intent seems to be to cover park models and trailers used on a long term basis in the same place.

Pinal County Environmental Health Code under Regulation 4 Item 5 Manufactured Home/RV Park - The same wording of "2 or more RVs is an RV Park".

(ANALYSIS) - Again this Item is referring to a Commercial RV Park not a residential area. If one were to look at the remainder of this title it is obviously pertaining to development of a TRAILER COACH PARK.

PZ-C-005-12 Park Model and Recreational Vehicle Zone is Pinal County Zoning Ordinance for establishing a commercial Park/RV Park which requires a minimum of 10 acres.

(ANALYSIS) Again this is not directed to residential zoning and is taken out of context.

Citizen Committee Recommendations for the proposed wording of 2.185.061, Recreational Vehicles as Short Term Guest Housing:

1. Removal of this new ordinance stating that two or more occupied RVs on any size lot makes an RV Park.
 2. Removal of any requirement for set-backs (Note: there are no set-backs on stored RVs and set-backs would eliminate most all Arizona City residents from having any occupied guest RV's.) Reconsider the wording in the draft submitted by the Citizens Committee
-

To: Supervisor Anthony Smith
From: Joanne Parsons
Date: February 10, 2015

THROUGH MY LENSES

Among my many professional positions was coordination of national conferences that involved the US Forest Service, BLM, Environmentalist lawyers from San Francisco, the Audubon Society, private lumber companies and a multitude of other entities. The topic regarded the forests of the Pacific NW. CONTROVERSAY proliferated! I learned...a bus load of these individuals could ride out into the forest on a field trip and EACH individual...looking at the same scenery...saw through his or her own lenses a DIFFERENT scene!

My guess is this may be true in Pinal County today regarding Recreational Vehicles as Short Term Guest Housing. I can speak for no one but myself. This is what I see "through my own lenses".

My husband and I lived in our RV touring the country at least 50 percent of the time from 2002-2010. We met many retired/semi-retired people living the same life style and continue to do so. Most RV'ers are educated people, have worked many years in a multitude of careers, are financially secure, always are alert to keeping a clean/neat landscape wherever we park, and even in retirement are interested in being an attribute to our communities.

When we came to Palm Creek RV Park in Casa Grande Christmas of 2009, we were not looking to live/buy a home here. However, upon being introduced to our friend's realtor, we asked her to show us properties that were RV friendly communities...we did NOT want to store our RV in a storage unit but rather be able to have it beside our home and have friends stop by for short visits. We did not want an HOA community that dictated every detail. Thus, as a surprise to us, we did find such a location in Arizona City. A bonus and the deciding factor was that the prices of homes in January of 2010 were alarmingly low!

RV'ers "live" on the internet and the connections among RV groups are phenomenal. We belonged to Escapee's RV Club, Monaco Coach Owners, Good Sam, etc.; messages can go to 1000's of people in one click! My husband, Ken sent a message to 150 selected families who were RV'ers that had become friends during the past years. TWELVE families came to our area AND bought homes. I don't know how many of them did the same thing...connected with their friends who ultimately came to our area.

Since 2010 we've had probably a dozen different RV visitors who have slept in their motor homes overnight on our property. When we first bought the home, we were painting and cleaning. We slept in our motor home while we did this. When friends came that were looking for homes in Arizona City, they too slept in their motor home on our lot. Code enforcement received some(?) complaints. We later learned **NONE** of the complaints were from our immediate neighbors or those who knew us. We learned that one woman complainer had stated she 'Didn't like RVs and she didn't like one of our neighbors who is a Canadian RVer buying a home here.' She didn't like anyone parking an RV anywhere. Another complainer lived at least 3 miles from us and evidently was one who complained about EVERYTHING. He had his house repossessed and moved away. A third complainer didn't even live near us but drove down our street sometimes. He also was a known complainer to Pinal County. We know where he resided and his house is in poor repair. The yard has debris and "stuff" all over.

To: Supervisor Anthony Smith
From: Joanne Parsons
Date: February 10, 2015

Hmmm...Are we a magnet for complainers? We do live on a through street so maybe that is why we've been so "lucky". Absolutely no one that we have met has ever expressed a negative. If anything our retired guest RV visitors (an airline pilot who flew Governors around the USA, a high school music teacher, a state legislative assistant, a machinist, a civil engineer, a Chamber of Commerce manager, two state troopers) have been welcomed by neighbors!

Only on two or three occasions have we had two visitors at a time. One visitor in this 5 year period stayed for one month. The majority stay over-night to 5 days. We bought the lot behind us, combined it with our house lot, built a wall, and landscaped...likely \$15,000+ was spent on this. Now any visitor(s) can hardly be seen from the front of our lot. During these 5 years we have personally slept in our own motor home. Examples are when our son and family were here for about 5 days, we slept in the motor home. When our daughter and family came at Thanksgiving 2014 for 3 days, we slept in our motor home. During their visit we also had RV friends from Canada that were parked on our property.

Through my lenses, my summation of the situation is as follows:

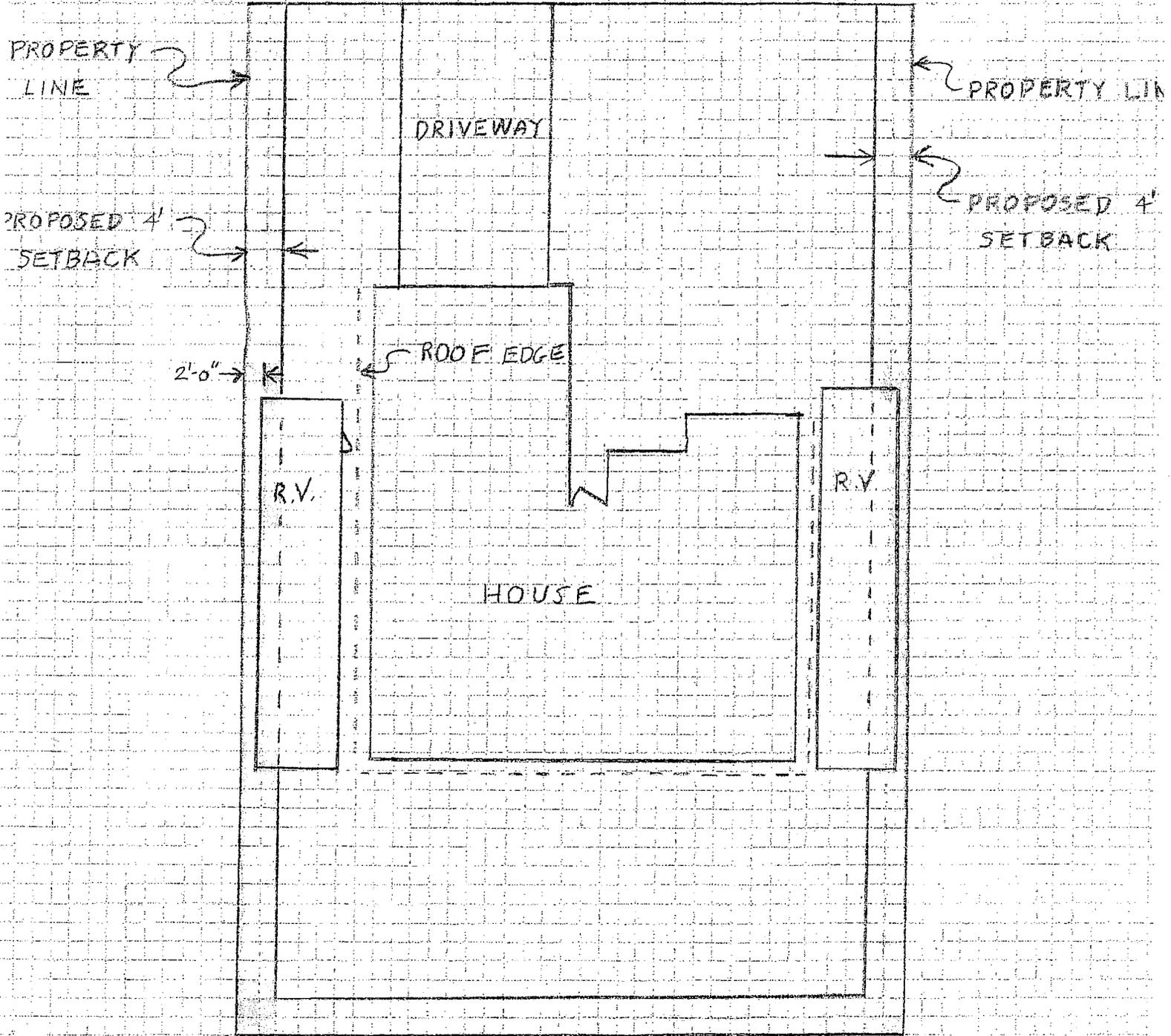
Pinal County needs to consider **who** they want to attract and **who** they wish to eliminate when considering the economic development of this region.

As a semi-retired educator, I have taught both community college and university level courses with economics as the primary discipline. One of the basic theories relates to the "circular flow of economic activity". Bottom-line, a dollar into the economy turns over many times as it influences the region's economic climate. If you want to discourage Snowbirds with RV's buying in this area, then definitely add set-backs. Setbacks in the latest Pinal County draft are not workable. The requirements in the draft would eliminate owners being able to have a guest stay in his/her RV on most properties in the CR 3 zoning. Likewise, eliminate/discourage Snowbirds with RV's by enacting the rule that friends in two occupied guest RV's makes a property an RV park. My guess is that the RV families that we have encouraged to join us as well as the Canadian RV'ers that reside in Pinal County have brought many hundreds of thousands of dollars to this county. They pay property and sales tax; they buy food and a multitude of products; they impact the income of dog groomers, feed dealers, realtors, auto repair and other local businesses! The same electronic network that brought many of us to Pinal County can quickly notify the same classifications of people to **SKIP** Pinal County, AZ. This would make me sad!

It is my observation that the complainers are getting extensively more credence than the citizens...Canadian and USA...that take care of their property. My guess is that the silent majority is not even being considered. People "like us" want to be good citizens and honest people that are an attribute to our community.

There must somewhere be wording for "Recreational Vehicles as Short Term Guest Housing" that uses "common sense".

EXAMPLE OF 4'-0" SETBACK PROBLEM



Jerrold Stabley

From: Carrie Duncan
Sent: Wednesday, October 09, 2013 8:33 AM
To: Jerrold Stabley
Subject: Revised RV Community Meetings Calendar
Attachments: RV Community Meetings Calendar.ics

The Oracle meeting on the 15th has been changed to the 23rd, because Mr. Rios wants to attend and couldn't make it on the 15th.

RV Community Meetings Calendar
Tuesday, October 01, 2013 – Thursday, October 31, 2013
Time zone: (UTC-07:00) Arizona

October 2013

Su	Mo	Tu	We	Th	Fr	Sa	
			1	2	3	4	5
6	7	8	<u>9</u>	10	11	12	
13	14	15	<u>16</u>	<u>17</u>	18	19	
20	<u>21</u>	<u>22</u>	<u>23</u>	<u>24</u>	25	26	
27	28	<u>29</u>	30	31			

-
- | | | | | |
|---|---|--|-------------|-------------------|
| 1 | △ | <u>RV Community Meeting</u>
AJ Counsel Chambers | Wed, Oct 9 | 7:00 PM – 9:00 PM |
| 2 | △ | <u>RV Community Meeting</u>
Queen Valley | Wed, Oct 16 | 7:00 PM – 9:00 PM |
| 3 | △ | <u>RV Community Meeting</u>
Ocotillo Room | Thu, Oct 17 | 6:00 PM – 8:00 PM |
| 4 | △ | <u>RV Community Meeting</u>
SRP San Tan Valley | Mon, Oct 21 | 6:00 PM – 8:00 PM |
| 5 | △ | <u>Supervisor's Smith's Town Hall Meeting</u>
12366 N. Ralston Road, Maricopa | Tue, Oct 22 | 1:00 PM – 3:00 PM |
| 6 | △ | <u>RV Community Meeting</u>
Oracle Justice Court 1470 Justice Dr | Wed, Oct 23 | 6:00 PM – 8:00 PM |
| 7 | △ | <u>RV Community Meeting</u>
820 E. Cottonwood Ln, Casa Grande | Thu, Oct 24 | 6:00 PM – 8:00 PM |
| 8 | △ | <u>RV Community Meeting</u>
Saddlebrooke Community Center | Tue, Oct 29 | 1:00 PM – 3:00 PM |
| 9 | | <u>RV Community Meeting</u>
Saddlebrooke PCSO substation 63701 E.
Saddlebrooke Rd, Suite C | | 6:00 PM – 8:00 PM |

- lege Softball Most Valuable Player 1982
- University of Colorado Softball 1983
- University of Colorado Softball Most Valuable Player 1983

PJ PONCE

PJ Ponce was a student athlete at San Manuel High School from 1984 to 1988. He competed in football, cross country, wrestling and baseball. He received a scholarship to the Univer-

sity of Mary in Bismarck, North Dakota. He made All-American in 1992 and 1993 finishing fourth and fifth in the NAIA national tournament finals.

- 3A Wrestling State Champion 1987 and 1988
- 3A South Wrestling Conference Champion —1987
- All-Arizona Senior All-Star Wrestling Team —1988

- AZ/USA Japan Tour Team Member —1987
- University of Mary Wrestling Letterman 1989-1993
- National Association of Intercollegiate Athletics Wrestling All American 1992 (4th) and 1993 (5th)
- Two Times NAIA West District Wrestling Team
- Assistant Wrestling Coach at SMHS 1994-2004

Notice

o: 13-31078
stee's Sale

owing legally described trust property will that certain Deed of Trust and Assignment 2013, and recorded on April 2, 2013 in of Pinal County, Arizona at public auction in the Pinal County Courthouse, 971 Jason ch 14, 2014 at 11:00AM of said day: Legal: is purported to be: 140 S. Pinal Parkway : 202-03-264B Original Principal Balance: rustor: Agostino Gams, an unmarried man ; Name and address of the Beneficiary: and and wife 21 E. Mission Street Santa Trustee: Western Regional Foreclosures, Phoenix, AZ 85027 The bidding deposit check made payable to Western Regional t be accepted. Conveyance of the property d, and subject to all liens, claims or interest The Trustee shall not express an opinion number: 623-581-3252 Sale Information: d December 13, 2013 Western Regional company, Successor Trustee By: /s/ Susan Trustee Qualification: Real Estate Broker rtement of Real Estate State Of Arizona }} 2013, before me, the undersigned notary ard, Designated Broker, Western Regional o be the person whose name is subscribed to me that he executed the same in his e on the instrument the person or the entity uted the instrument. Witness my hand and y 5, 2014 /s/ Tina Biskupiak Notary Public ortheast quarter of the Northwest quarter st, Gila and Salt River Base and Meridian, : Beginning at the North quarter corner of minutes West, along the North line of said South 00 degrees 04 minutes West, along orth South mid-section line, a distance of e continuing South 00 degrees 04 minutes 39.32 feet to a point 15.00 feet North of the n the plat of Douglas Addition, according to Recorder of Pinal County, Arizona, in Book s 54 minutes 40 second West, along a line rth line of "B" Street, a distance of 311.40 minutes East, a distance of 237.40 feet to a 46 seconds East, a distance of 308.57 feet portion of the Northwest quarter of Section and Salt River Base and Meridian, Pinal mencing at the North quarter corner (1928) .41 minutes West, a distance of 66.00 feet; a distance of 562.48 feet to the True Point 4 minutes 16 seconds West, a distance of minutes 00 seconds West, a distance of utes 45 seconds East, a distance of 311.60 00 seconds East, a distance of 19.80 feet hat portion of the Northeast quarter of the ; South, Range 9 East, Gila and Salt River escribed as follows: Beginning at the North South 89 degrees 41 minutes West, along if 66.00 feet, Thence South 00 degrees 04 and parallel to the North South mid-section Of Beginning; Thence continuing South 00 lel line, a distance of 116.39 feet; Thence ; West, a distance of 308.57 feet; Thence e of 122.84 feet; Thence South 89 degrees Except That portion of the Northwest quarter ast, Gila and Salt River Base and Meridian, s: Beginning at the North quarter corner of 1 minutes West, along the North line of said 0 degrees 04 minutes West, along a line 66 id-Section line, a distance of 206.77 feet to outh 0 degrees 04 minutes West, along said e North 89 degrees 01 minutes 19 seconds 00 degrees 04 minutes East, a distance of utes 19 seconds East, a distance of 80 feet

Public Notice

Using Recreational Vehicles for Short Term Visitor Housing

Pinal County Planning and Development Department will be conducting neighborhood meetings in January to obtain public feedback on allowing Recreational Vehicles (RVs) to be used for visitor housing. These meetings are a follow up to meetings that were held in October. The Board of Supervisors directed staff to hold two sets of meetings to make sure that full and part time residents had a chance to participate.

RVs include all types of camping setups from a small tent trailer up to the largest motorhome. The County Zoning Ordinance does not allow visitors to stay in RVs unless they are in an RV park. However, many residents want to allow friends and relatives to stay in RVs when they visit in the winter. The County receives a number of calls each winter, with concerns about visitors staying in RVs.

The Board of Supervisors wants to know how County residents feel about the issue. They will then use this feedback to determine if and how they want to change the zoning regulations.

These meetings are designed to allow everyone who is interested in this issue to attend and to share their views. The attached list shows that neighborhood meetings will be held in locations across the County.

If you own an RV or not, or if you have visitors who stay in RVs or not, please attend and let the Board know how you feel!

- Queen Valley: Monday, January 13 - 7:00 PM 1478 East Queen Valley Drive
- Arizona City Fire Station: Tuesday, January 21 - 10:00 AM 14022 S. Sunland Gin Road
- Casa Grande: Wednesday, January 22 - 6:00 PM County Supervisors Conference Room, 820 East Cottonwood Lane
- Apache Junction: Thursday, January 23 - 6:00 PM City Council Chambers, 300 E. Superstition Boulevard
- San Tan Valley: Friday, January 24 - 6:00 PM SRP Office, 3735 East Combs Road
- Maricopa, Hidden Valley, Papago Buttes and Thunderbird Farms: Tuesday, January 28 - 1:00 PM Thunderbird Fire District, 12366 North Ralston Road
- Oracle: Wednesday, January 29 - 6:00 PM Oracle Justice Court, 1470 North Justice Drive
- Florence: Thursday, January 30 - 6:00 PM Pinal County Complex, Building F, Ocotillo Room, 31 North Pinal Street

MINER, CBN, SUN Legal 1/15/14

COMMENTS FROM QUEEN VALLEY HOA MEETING Jan 13, 2014

85 in attendance

Staff: Terrilyn and Jerry

(INCLUDING RV PARKING PRESENTATION)

1. Grey water disposal—how do we address this with visitor RV's
2. Use of generators—how do we address this use with visitor RV's
3. Anonymous callers—(regarding complaints)
4. If people stay for over 6 months, they should be in an RV park
5. HOA vs County rules—the most restrictive supersedes
6. People staying in RV's more than 4 wks are not temporary
7. Park models—do we classify them the same as RV's? Would they be included in this discussion?
8. Can wastewater plants support the extra RV use for the local sewer system?
9. Do we have an interactive website for citizens to make comments?

ARIZONA CITY COMMUNITY MEETING FOR RV PARKING ORDINANCE AMENDMENT

January 21, 2014

HEAD COUNT---60 PEOPLE

COMMENTS:

- More concern over smaller lots—are these county wide changes or can we have changes specific to AZ City?
- AZ City wants “friendly” RV enforcement—wants tailored ordinance to this area. Would like to have presentation emailed or posted on web for those who have left, or are leaving soon. Want to know what the schedule is for winter visitors to participate. Sup. Smith says that we are in no hurry to rush this ordinance, and suggests maybe next January to wrap things up.
- What about abuse of this ordinance? Do we have a hotline for complaints? Refer complaints to Sup Smith’s office or Don Anello, or Jerry Stabley.
- Setbacks—are these for empty RV’s or RV’s with someone living in them? They would refer to those RV’s with people in them (visitors) because of the impact to the neighbors, such as noise, activity, etc.
- What about setbacks for emergencies and emergency vehicles? Would these apply to RV parking? Yes
- Why isn’t the standard setback for RV’s 20’? Larger lots can have larger setbacks, but the smaller lots should not have such big setbacks.
- SUP’s—for 2nd dwelling RV—is this allowed? No
- RV—15’ from a person’s bedroom—very annoying—people living in it—complaint referred to Don Anello.
- Should be a difference in RV rules for rural areas and AZ City.
- Complaint—RV parked across front yard. And a large apartment complex across street—empty lot with an RV in it and an extension cord strewn across wall plugged into apartment.
- Input for those not attending—emails, website, letters, phone calls to Jerry, Sup Smith, Terrilyn.
- Side setbacks with fire breaks.
- Any restrictions with parking RV’s on your own lot—only used for guests, vehicle has to be registered to owner.
- Ordinance would now work for owner-owned, non occupied RV’s—no changes required regarding placement on lot.
- Factory made RV’s are used by FEMA for temporary housing, so why not here? What about fire codes?
- RV’s should all be treated the same—occupied or non occupied—they still look the same.
- CC &R’s—a good idea for all homeowners to read if they have them.

CASA GRANDE COMMUNITY RV PARKING ORDINANCE AMENDMENT MEETING

January 22, 2014

HEAD COUNT --- 20 PEOPLE (includes 1 late arrival)

COMMENTS AND QUESTIONS FROM CITIZENS

- Are RVs allowed under AG Exemption for seasonal workers ?
- Concern over length of stay. Thought 6 months was too long and becomes permanent living quarters instead of a guest house use. More information about proposed allowed time of stay.
- Voiced concern about allowing 2 or more RVs on single address causing problems in neighborhood (assumed they meant subdivision or small lots).
- Question about allowing less expensive and less involved TUP.
- Wanting to understand how the project got started. Was it by complaint, or by people wanting to have this allowed.
- Citizens want web address/link to Rv information that was given at meeting (current ord. and proposed), collected feedback from Rv meetings and Hot Topics.
- Can RV be parked sideways in front yard and concern about blocking front of homes?
- Wanted more explanation of difference between commercial use and residential use such as can Rv be used as a temp. office.
- Concerns over keeping batteries charged, water seals and air conditioner seals lubricated because of non-use and not being allowed to hook up to some utilities (water and electric).
- Would like to see final draft to the PZ commission on the web site.
- More regulations means losing more freedom.

APACHE JUNCTION RV MEETING NOTES 1/23/14

49 PEOPLE ATTENDED

SUP. TODD HOUSE WAS IN ATTENDANCE

NUMEROUS PEOPLE COMPLIMENTED THE JOB TERRILYN IS DOING IN AJ AREA AND WANTED TO THANK THE COUNTY FOR OPENING THIS ISSUE UP TO PUBLIC.

-WHY NOT ALLOW RVS TO BE LIVED IN? IF WE ALLOW VISITORS TO STAY IN AN RV WHY NOT ALLOW FAMILY MEMBERS WHO ARE ON HARD TIMES.

-UPSET THAT RVS ARE NOT ALLOWED WITH THE SDP AS LIVING QUARTERS.

-HOW IS THE COUNTY GOING TO ENFORCE? THE COUNTY CANNOT EVEN ENFORCE EXISTING ORDINANCE SO WHY ADD TO A PROBLEM. (SEVERAL PEOPLE VOICED THIS CONCERN)

-SINCE THE COUNTY DOES NOT HAVE ENOUGH STAFF TO ENFORCE, THIS WOULD BE GOOD SINCE THE CCOS WOULD HAVE A BLACK & WHITE REGULATION AND EASIER TO ENFORCE.

-IS THE COUNTY GOING TO HIRE NEW CODE ENFORCEMENT OFFICERS TO DO ENFORCEMENT? WE DO NOT HAVE ENOUGH.

-OWNER OF ORGANIC PRODUCE FARM WANTS TO KNOW IF HE CAN HAVE PEOPLE HE TRAINS (DISABLED, VETS, ETC) TO WORK ON FARM STAY IN RVS SINCE HE IS NOT CHARGING RENT JUST A PLACE TO STAY.

-WHY NOT GO TO RV PARK SINCE IT WILL TAKE BUSINESS FROM PARKS WHICH WILL AFFECT COUNTY TAXES.

-THE COUNTY SHOULD TRY AND ENCOURAGE NEW RV PARKS TO LIFT RESTRICTIONS SUCH AS SIZE AND YEAR AND ALLOW LARGE DOGS ETC.

-IT IS EXPENSIVE TO START AN RV PARK AND 10 ACRE PARCELS (MINIMUM SIZE) ARE NOT EASY TO FIND THAT ARE CLOSE TO CONVENIENCES WHICH IS WHAT RV PEOPLE WANT. AND OLD PARKS WHICH ARE IN TOWN CANNOT EXPAND SINCE THE PROPERTY IS BOUGHT UP.

-PEOPLE WHO STAY AT THEIR FAMILY'S HOME WANT TO BE WITH FAMILY AND NOT GO TO RV PARKS AND THEY SHOULD BE ALLOWED. ALSO PEOPLE WANT TO BRING THEIR HORSES WITH THEM TO AZ AND NO PARKS ALLOW HORSES (SOMEONE SAID ONE AJ RV PARK DOES) SO THEY WANT TO STAY WITH FAMILY AND FRIENDS WHO HAVE HORSE PROPERTY.

-WHAT IS DEFINITION OF SUBDIVISION? IS IT JUST SUBDIVISIONS WITH HOA OR SIZE OF LOT?

-THIS WOULD TAKE AWAY FROM HOA RIGHTS; IT WILL LEAD THE COURTS TO RULE AGAINST AN HOA IF THE COUNTY ALLOWS RVS ON HOME SITES. IT WILL UNDERMINE HOAS AND MAKE COUNTY LOOK LIKE A CHEAP TRAILER PARK.

-HOW LARGE WOULD THE SEPTIC TANK HAVE TO BE TO ADD ONE OR MORE RV HOOKUPS?

-WHY NOT LET GUEST HOUSES HAVE COOKING FACILITIES IF WE ARE GOING TO ALLOW VISTORS TO STAY IN RVS WHICH HAVE COOKING FACILITIES IN THEM.

-NEED LIMITS ON TIME OTHERWISE THEY WILL HAVE YEAR ROUND GUESTS. WILL THE COUNTY KEEP IN CHECK THE PERSON WHO LETS SOMEONE STAY FOR 6 MONTHS THEN COMES IN FOR TUP, AND THEN WHEN THAT TUP RUNS OUT GETS ANOTHER 6 MONTHS WITH NEW RV REGS. ?

-WHY NEW REGS WITH SETBACKS WHEN COUNTY DOES NOT ENFORCE SETBACK REQUIREMENTS NOW. NO NEW ORDINANCES UNTIL WE HAVE MORE PEOPLE TO ENFORCE WHAT IS ON THE "BOOKS" NOW.

-AN RV REVISION WITH GUIDELINES WOULD BE GOOD SINCE RIGHT NOW THE "GOOD OLE BOYS" GET TO HAVE RVS HOOKED UP AND THE UNCONNECTED CITIZEN GETS WRITTEN UP SO IT NEEDS TO BE IN BLACK AND WHITE FOR EQUAL ENFORCEMENT. THE COUNTY NEEDS TO MOVE AWAY FROM "GOOD OLE BOYS" GETTING AWAY WITH SPECIAL BENEFITS.

-THE 911 SYSTEM (GIS) AND ADDRESS IS NOT CORRECT AND WHEN PEOPLE COMPLAIN, IT IS NOT DEALT WITH. EMERGENCY VEHICLES WOULD NOT BE ABLE TO FIND HIS HOUSE BUT HE CANNOT GET ANYBODY TO CARE SINCE HE IS NOT CONNECTED TO "GOOD OLE BOYS". *TERRILYN TOLD HIM TO TALK TO HER AFTER MEETING.*

-IT NEEDS TO BE BASED ON ACREAGE SIZE AND YOU NEED TO CONSIDER HOUSE SIZE AND % OF PARCEL COVERED WITH HOME AND NOW RVS.

-WHAT ARE THE FEES GOING TO LOOK LIKE IF COUNTY REQUIRES PERMIT? TOTAL COST?

-PUT THE CURRENT RV ORDINANCE ONLINE (THE SUMMARY TERRILYN MADE UP).

-THE COUNTY DOES NOT HAVE A GOOD PROCESS TO ENFORCE THE EXISTING ORDINANCE OR ENOUGH PEOPLE TO ENFORCE THE EXISTING ORD. THERE IS NO WAY TO ENFORCE A NEW RV REVISION. PINAL COUNTY WILL LOOK LIKE A BUNCH OF MINI TRAILER PARKS.

-THERE ARE NO HOAS IN RURAL AREAS SO IT WOULD NOT BE A SAFETY PROBLEM (BLOCKING SIDEWALKS, DRIVES AND VIEW OF HOME), AND IT WOULD NOT AFFECT HOA ENFORCEMENT DUE TO STATE STATUE PREVENTING THIS. TIME LIMITS WOULD BE A GOOD WAY TO ENFORCE NEW REVISION AND SETBACKS WOULD HELP WITH BLOCKING PROBLEM. RV PARKS RESTRICT HAVING HORSES AND RESTRICT SIZE OF DOGS.

-SUP TODD HOUSE WAS ASKED "IF IT IS GOOD FOR THE COUNTY (RV REVISION) AND WHY WOULD HE BACK IT SINCE IT ONLY WOULD BENEFIT A SMALL % OF PINAL COUNTY RESIDENTS. IT WOULD ALSO HARM COUNTY TAX BASE SINCE PARKS WOULD LOSE REVENUE."

-PEOPLE WHO BOUGHT IN RESIDENTIAL AREA HAVE EXPECTATIONS OF NOT HAVING THIS ISSUE AND IT WOULD INCREASE TRAFFIC PROBLEMS. "NEEDS OF MANY SHOULD OUTWEIGH NEEDS OF FEW"

-ASKED SUP TODD HOUSE "IF WE WENT TO PERMIT SYSTEM WOULD THE COUNTY HIRE MORE ENFORCEMENT OFFICERS?"

-SUP TODD HOUSE RESPONDED "THE INTENT WAS TO UPDATE THE RV ORD SINCE IT HAS NOT BEEN LOOKED AT FOR A VERY LONG TIME. SUP TONY SMITH HAS A RURAL AREA AND HE WAS ASKED BY RESIDENTS ABOUT LOOKING INTO RVS BEING ALLOWED AS TEMP VISTOR HOUSING. "

-ONLY LARGE LOTS SHOULD BE ABLE TO HAVE RVS.

-HOW CLOSE CAN AN RV BE TO HOUSE SINCE IT WOULD BE AN EXTREME FIRE HAZARD IF RV WERE TO CATCH ON FIRE? THERE SHOULD BE SETBACKS JUST LIKE THERE IS WITH ACCESSORY BUILDINGS.

-RV PARKS ONLY REQUIRE 7' OR 10' APART FROM EACH RV .

- LET PINAL COUNTY BE POSITIVE IN MOVING FORWARD AND KEEPING THE COUNTY A BEAUTIFUL PLACE.

-COMMEND THE COUNTY FOR COMING TO THE PUBLIC WITH THIS ISSUE. IF WE ALLOW WINTER VISITORS TO STAY IN RVS WHY NOT LET FAMILY ALSO STAY IN RVS DUE TO HARD TIMES.

-THIS IS A LIFESTYLE ISSUE, SOME PEOPLE LOOK DOWN ON RV PEOPLE AS LOWER CLASS BUT WE NEED TO BE TOLERANT, KEEP AN OPEN MIND AND WELCOME EVERYONE.

Paula

SAN TAN VALLEY RV MEETING NOTES 1/24/14

31 PEOPLE ATTENDED

-CAN YOU STORE RVS ON PROPERTY YOU DO NOT OWN?

-OWNERS OF CUSTOM HOMES DO NOT WANT RVS IN THE NEIGHBORHOOD. SOME ARE NOT IN HOAS SO THEY SHOULD NOT HAVE TO PUT UP WITH RVS. (THIS OWNER HAS CUSTOM HOME AND HAS 6 RVS BEING STORED AND LIVED IN BY NEIGHBOR BEHIND HIM.) TERRILYN GAVE HIM HER CARD.

-PROPERTY OWNER SHOULD BE ABLE TO HAVE THEIR RVS ON THEIR PROPERTY BUT FOR LONG TERM THEY SHOULD GO TO RV PARK.

-LARGE LOTS SHOULD BE ABLE TO BE ALLOWED MULTIPLE RVS. HOW DOES THE COUNTY DETERMINE LARGE LOTS? 1/3 OR 1/2 ACRE OR LARGER?

-SMALL POSTAGE STAMP LOT NOT EVEN ENOUGH ROOM TO STORE ADDITIONAL VEHICLE. DEVELOPERS SHOULD HAVE TO SUPPLY RV PARKING FOR HOMEOWNERS AND COUNTY SHOULD REQUIRE THIS IN PAD.

-WHAT ABOUT SEPTIC ISSUE, THE COUNTY SHOULD ALLOW FOR RVS TO HAVE SEPTIC WATER PUMPED INSTEAD OF HOOKING INTO SEWER OR SEPTIC SYSTEM.

-NO RVS IN STREET! DEFINITELY NO UTILITY LINES ACROSS YARDS! IT WOULD BE A FIRE HAZARD.

-WINTER VISITER WHO LIVES IN ALASKA AND BOUGHT PROPERTY HERE HAS 6 RV HOOKUPS THAT CAME WITH PROPERTY AND HAS FAMILY VISITING WITH THEIR RVS. He has 5 acres and it is more than enough SPACE.

- HOW MANY STAFF DO ENFORCEMENT? WE NEED MORE ENFORCEMENT OFFICERS BEFORE WE ADD ANOTHER NEW ORDINANCE.

-WHAT DOES ACCESSORY TO HOME MEAN?

-15,000 SQ FT LOT TOO SMALL FOR 2 RVS! WANTS 5 ACRE OR ABOVE.

-1 1/4 ACRE IS MORE THAN ENOUGH (HORSE PROPERTY SHOULD BE ALLOWED RVS)

-TEMP RVS WOULD LOWER PROPERTY VALUES.

-ZONING CHANGE FOR RVS WOULD AFFECT PROPERTY VALUES- LOWER TAXES.

-20 FT SETBACK WOULD BE GOOD.

-ANOTHER PERSON THINKS MORE ENFORCMENT IN NEIGHBORHOODS SHOULD BE DONE FIRST TO GET RID OF OTHER VIOLATIONS BEFORE RVS START.

-6 RVS CAN BE STORED THAT ARE NOT EVEN HOOKED UP SHOULD NOT BE ALLOWED, EVEN IF THE PROPERTY OWNER IS OWNER OF RECORD.

-HAVE AREAS LIKE AZ CITY GET TUP OR SUP ON SMALLER LOTS TO HAVE RVS HOOKED UP INSTEAD OF WHOLE COUNTY BEING AFFECTED BY RVS ON SMALLER LOTS.

-IN FAVOR OF POSTPONING ORDINANCE PROCESS UNTIL WINTER VISITORS ARE BACK.

-WINTER VISITORS SHOULD NOT HAVE A VOTE ON RV ORDINANCE UNLESS THEY HAVE PROPERTY.

-WINTER VISITORS HELP ECONOMY AND NEED VOTE.

-LIMIT RVS AND VEHICLES THAT CAN BE STORED EVEN IF THEY ARE OWNED BY PROPERTY OWNER.

-THERE SHOULD BE SMALL HOAS TO PROTECT PROPERTY OWNERS OF SMALL LOTS EVEN IF DEVELOPER DOES NOT IMPLEMENT ONE.

-HOA ENFORCEMENT OF HOA IS A PROBLEM AND WOULD LIKE COUNTY TO HELP.

-AGAIN SUP MAY BE ANSWER FOR SMALL LOTS TO HAVE RVS USED A TEMP LIVING QUARTERS.

-NO RVS IN FRONT YARD, ONLY IN BACK. THEY CAN PUT IN BACK GATE.

-JUST BECAUSE YOU HAVE ENOUGH SQ FOOTAGE TO HAVE MULTIPLE RVS DOES NOT MEAN YOU SHOULD BE ALLOWED TO PUT THEM ON SITE. NEIGHBORS SHOULD NOT HAVE TO LOOK AT THEM.

-RV AMOUNT SHOULD BE TIED TO HOW MANY HORSES YOU ARE ALLOWED ON YOUR PROPERTY.

-ANYTHING OVER 1 ACRE SHOULD BE ABLE TO HAVE 1 TO 2 RVS ON THEM.

-NEED MORE ENFORCEMENT OFFICERS.

THUNDERBIRD FARMS COMMUNITY MEETING FOR RV ORDINANCE AMENDMENT

January 28, 2014

HEAD COUNT—143 PEOPLE

COMMENTS:

Concern about enough code enforcement officers to enforce new RV codes.

What is the economic impact if we don't allow RV's ?

Residents purchased rural property to be able to have less restrictive uses.

Concern of RV spaces being rented without controls for illegal's and migrant workers, causing an increase in the crime rate.

Do not want RV use without a primary use.

Would like to have meeting in the evening so people who work could attend.

Would like to have a caretaker on property when they return to Canada for 6 months.

Concerns about livestock restriction with increase of residents: health and safety.

Concerns about parking during private rodeo/roping etc.

Many expressed approval for RV's because owners keep their lots clean and have a positive economic impact.

A show of hands indicated that winter RV visitors have returned, purchased and cleaned up many lots

Many expressed concern over mini RV parks springing up all over the T-Bird Farm area.

Concern's over drop in property value because of so many RV's in a small area.

If visitors are allowed up to 6 months will this raise that lots property tax?

Concerns about safety, electric, sewer etc.

How will Pinal County enforce these changes in the ordinance?

Notes from January 2014
Meets

ORACLE COMMUNITY MEETING FOR RV ORDINANCE AMENDMENT

January 29, 2014

16 attended

Comments

Would like more information about required lot size and how long a stay would be permitted.

Concern about effect on RV parks if 6 month stay is allowed

How will Pinal County enforce the new ordinance?

Concern that 20' to 40' set back is too much.

Rural lots should have fewer restrictions than suburban lots.

Do not want RV use on vacant lot.

Concern over possibility of RV spaces being rented.

MEETING SUMMARY

PROJECT: RV's as temporary visitor housing
DATE: January 30, 2014
TIME: 6:00pm – 7:30pm
LOCATION: Florence Complex, Building F, Ocotillo Room
FACILITATORS: Don Anello and Wes LaCrosse
ATTENDENCE: 5 citizens (sign in sheet available)

Meeting commenced at 6:10pm with Wes LaCrosse making introduction comments. Don Anello presented current PowerPoint with injecting comments to further explanation regarding slide information.

During and after the slide presentation, there was very positive feedback from the participants. It was made known that it was a pleasant surprise to see that our County was seeking and accepting input from the citizens and that they (citizens) were an important aspect of the process.

They overall consensus is as follows:

Property owners/residents should be allowed to trickle charge their RV power supply in order to maintain the batteries.

RV's, whether owned by the property owner or the RV owner themselves, should be allowed to be utilized, with certain restrictions.

Length of stay was in question, 6 months seemed reasonable for large lots (1¼ acres +), however on the smaller size, it should take into consideration the lot size and the available open space on it.

Also when considering the number of RV's that should allowed, the same mind frame was being used, however, the number of 3 should be the maximum allowed.

As for repeat visitors or as we stated serial visitor, lot size and time frame should be brought into the equation.

The meeting ended at approx. 7:30 pm, with Don receiving a round of applause for his presentation. We were also thanked for the opportunity to present their views and ideas.

S-013-15



P I N A L • C O U N T Y
wide open opportunity

MEETING DATE: January 21, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **S-013-15 (Morning Sun Farms Units 5 and 7)**

CASE COORDINATOR: Evan Balmer

Executive Summary:

This is a tentative plat of Morning Sun Farms Units 5 and 7. The Morning Sun Farms development was approved by the Board of Supervisors under Planning Case PZ-(PD)-055-00, which zoned the subject property to CR-3/PAD.

If This Request is Approved:

The developer would be allowed to submit their final plat for review and consideration for approval by the Board of Supervisors.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request with the attached stipulations. The tentative plat conditionally conforms to the approved development plan and standards as well as the Subdivision Regulations and Subdivision Infrastructure and Design Manual. A motion and recommended stipulations are included in this staff report.

LEGAL DESCRIPTION: 60.72± acres, situated in a portion of Section 12, T3S, R7E G&SRB&M, tax parcels 509-02-002K, 002N, 002P and 002Q (legal on file).

TAX PARCEL: 509-02-002K, 002N, 002P and 002Q

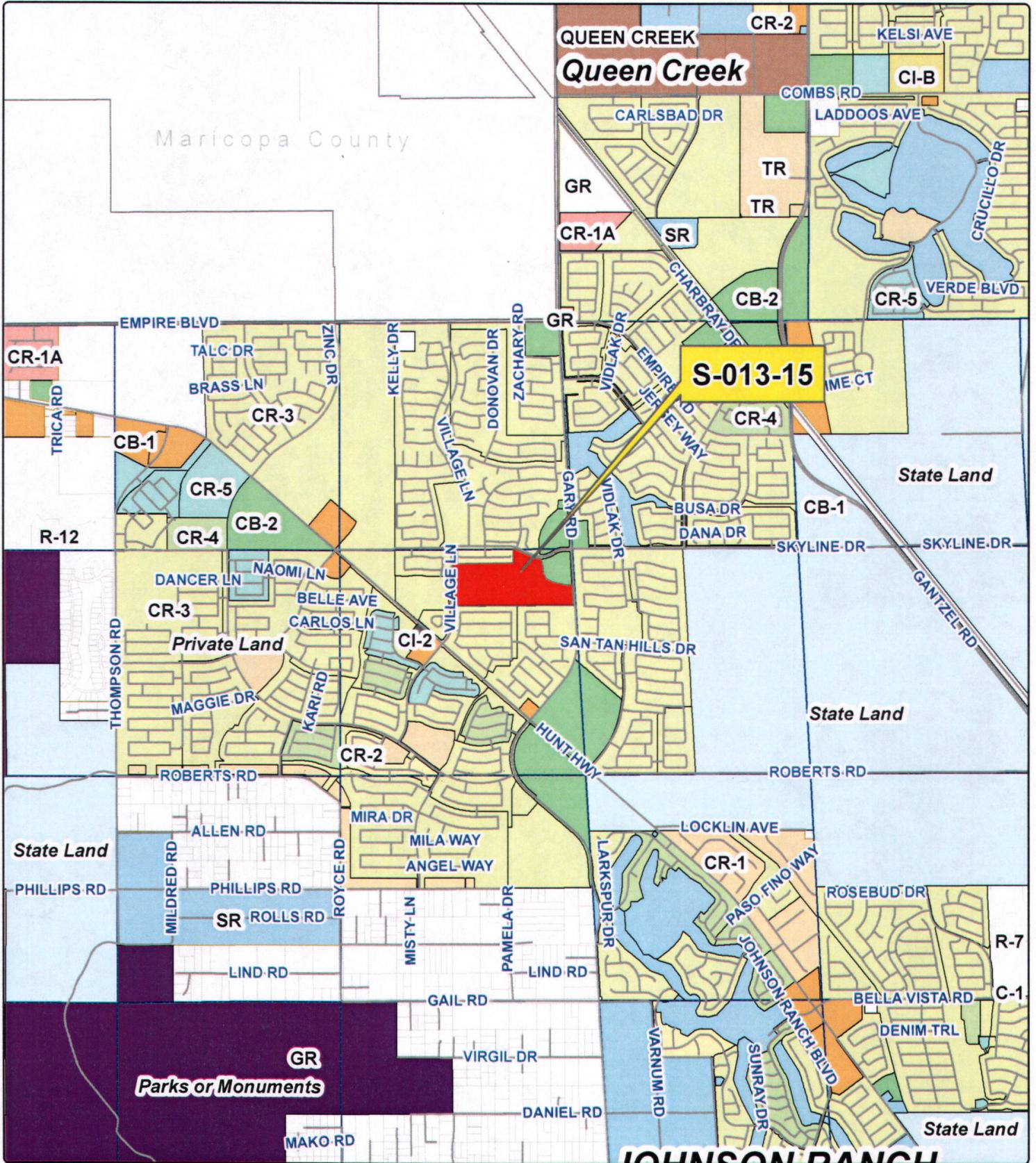
LANDOWNER/DEVELOPER: Michael Milovanovic, Beazer Homes, 1600 N. Desert Drive #301, Tempe, AZ 85281.

ENGINEER: Matt Olsen, Atwell, 4700 E. Southern Avenue, Mesa, AZ, 85206

REQUESTED ACTION & PURPOSE: Beazer Homes Holdings Corp, landowner, Atwell, engineer, requesting approval of a tentative plat for **Morning Sun Farms Units 5 & 7**, 207 lots on an 60.72± acre parcel in the CR-3/PAD zone (**PZ-PD-005-10**); situated in a portion of Section 12, T3S, R7E, G&SRB&M, Tax Parcels 509-02-002K, 002N, 002P and 002Q (located adjacent to the south side of Skyline Drive and the west side of Gary Road in the San Tan Valley area). **Continued from the November 19, 2015 Planning and Zoning Commission hearing.**

LOCATION: On the south side of Skyline Drive and the west side of Gary Road in the San Tan Valley area.

COMMUNITY DEVELOPMENT
PLANNING DIVISION

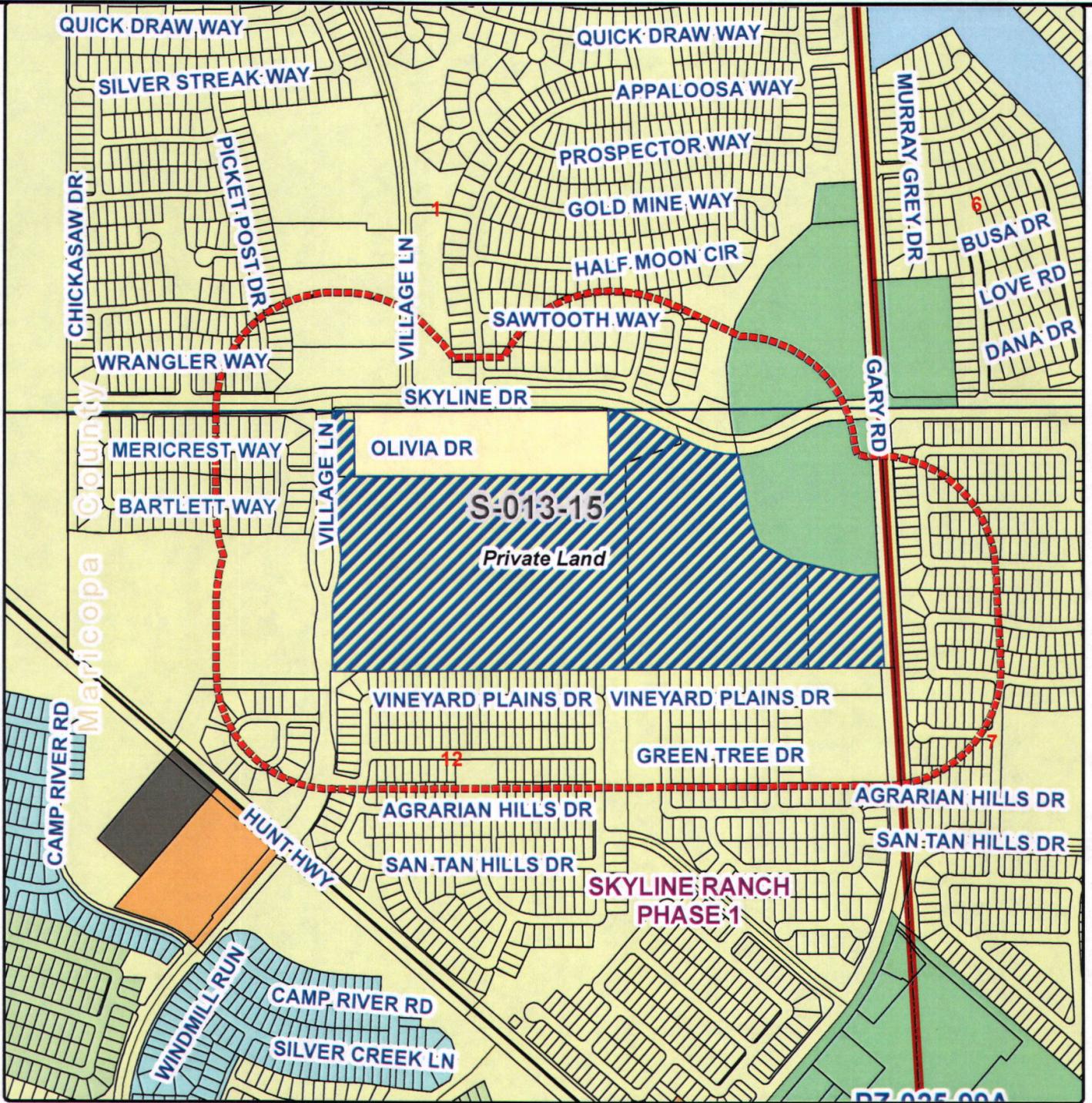


Vicinity Map
 Community Development

Beazer Homes Holdings Corp.



Vicinity Map			
Drawn By:	LJT	Date:	10/06/2015
Sections:	12	Township:	03S
Sheet No.:	1 of 1	Range:	07E
Case Number:	S-013-15		



Community Development

S-013-15 - DISCUSSION/APPROVAL/DISAPPROVAL: Beazer Homes Holdings Corp, landowner, Atwell, engineer, requesting approval of a tentative plat for Morning Sun Farms Units 5 & 7, 207 lots on an 60.72± acre parcel in the CR-3/PAD zone (PZ-PD-005-10); situated in a portion of Section 12, T3S, R7E, G&SRB&M, Tax Parcels 509-02-002K, 002N, 002P, 002Q (located adjacent to the south side of Skyline Drive and the west side of Gary Road in the San Tan Valley area).

Current Zoning: CR-3
Current Land Use: MLDR



PINAL COUNTY
Wide open opportunity

Legal Description:

Situated in a portion of Section 12, T03S, R07E, G&SRB&M, Tax parcels 509-02-002K, 002N, 002P, 002Q (legal on file) (located adjacent to the south side of Skyline Drive and the west side of Gary Road in the San Tan Valley area).

T03S-R07E Sec 12



Owner/Applicant: Beazer Homes Holdings Corp.

Drawn By: GIS / IT / LIT Date: 10/09/2015

Sheet No. 1 of 1	Sections 12	Township 03S	Range 07E
Case Number: S-013-15			

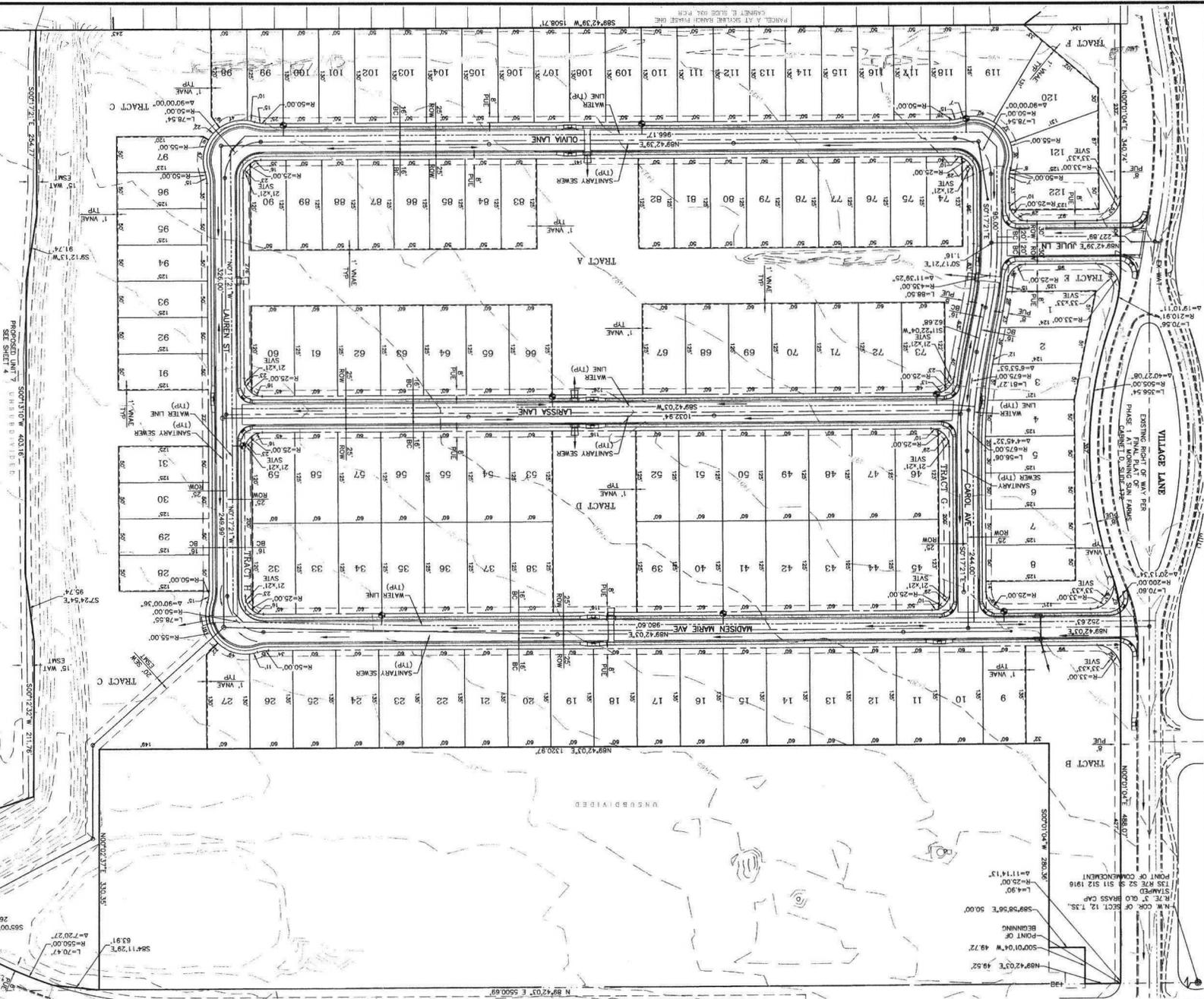


Community Development

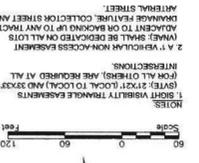


PINAL COUNTY
Wide open opportunity

S-013-15



NOTICE:
 THE LOCATION OF EXISTING UTILITIES, AND THE LOCATION OF PROPOSED UTILITIES, ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN VERIFIED BY FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES.



PROJECT: MORNING SUN FARMS UNITS 5 & 7 PINAL COUNTY, ARIZONA
 UNIT 5 LOTS 1 - 122
 SHEET NO. 3 OF 4
 CASE # S-01315

ATWELL
 866.850.4200 www.atwell.com
 4700 N. CENTRAL AVENUE
 SUITE 2100 DENVER, CO 80202

REVISIONS:
 811
 PM. M. OLSEN
 DR. CAM

SIZE: 60.72± acres.

COMPREHENSIVE PLAN: The property is designated as Moderate Low Density Residential.

EXISTING ZONING AND LAND USE: The subject property is zoned CR-3/PAD under approved Planning Case PZ-(PD)-005-10 and is currently vacant.

SURROUNDING ZONING AND LAND USE:

- North: CR-3/PAD; Morning Sun Farms (PZ-PD-055-00), residential
- East: CR-3/PAD; Skyline Ranch (PZ-PD-025-99), residential
- South: CR-3/PAD; Skyline Ranch (PZ-PD-025-99), residential
- West: CR-3/PAD; Morning Sun Farms (PZ-PD-055-00), residential

HISTORY: The subject property was originally rezoned in 2000 under case PZ-PD-033-99 and later amended under cases PZ-008-00, PZ-PD-055-00 and PZ-PD-005-10. A minor PAD amendment was approved in July, 2015 that made several small adjustments to the lot configuration for parcels 5 and 7. To date, 1,350 lots have been final platted out of a total of 1,578. The PAD has 228 lots remaining which does not include the 207 lots in Units 5 and 7.

UTILITIES: The applicant has indicated that the proposed subdivision service providers are:

- Telephone: Century Link/Cox Communication
- Electrical: Salt River Project
- Water: Johnson Utilities
- Sewer: Johnson Utilities
- Fire District: Rural Metro Fire
- Refuse: Republic Services
- Cable: Century Link/Cox Communication
- Gas: City of Mesa
- School: Florence Unified
- Police: Pinal County Sheriff Department

Chapter 3.15.050(C) of the Development Services Code requires the subdivider or their representative to attend a Subdivision Coordinating Committee meeting. On September 23, 2015 the County held a Subdivision Coordinating Committee meeting with the developer/engineer to address technical issues and concerns with the proposed subdivision.

DEVELOPMENT STANDARDS: There were no changes in the development standards. The minimum are listed below.

Lot Area (SQ FT)	Front Yard	Side Yard	Rear Yard	Lot Width	Height
5,400	10'	5'	15'	45'	30'
7,200	20'	5'	20'	60'	30'

FINDINGS: Under Chapter 3.15.050(H) of the Development Services Code, the Commission shall hear and consider all evidence relating to the tentative plat and make findings as to the conformity of the tentative plat with these regulations. The Commission may request changes to the type and extent of improvements to be made.

The Commission shall consider the following criteria in conditionally approving or denying a tentative plat. The Commission may consider other criteria in addition to the criteria listed below, and may deny approval of a tentative plat if conformance is not found with one or more of the following:

1. Whether the proposed subdivision is consistent and in conformance with Title 3 of the Pinal County Development Services Code and other applicable ordinances and regulations.

Analysis: The tentative plat contains all the required information, is in satisfactory form, and comments have been received from those who participated in the Subdivision Coordinating Committee meeting.

Finding: Staff finds that the proposed subdivision will be consistent and in conformance with the Pinal County Development Services Code and other applicable ordinances and regulations with the recommended stipulations.

2. Whether the proposed subdivision is consistent with the approved zoning or Planned Area Development (PAD), if applicable.

Analysis: This project is located within the CR-3/PAD zoning classification. The Board approved eighteen (18) stipulations of understanding for case PZ-PD-005-10 and nine (9) for case PZ-055-00.

Finding: Staff finds that the lots in the proposed tentative plat meet the requirement of the development standards in the approved PAD and is consistent with all PAD amendments.

3. Whether the design of the proposed subdivision is suitable to the environment or causes substantial environmental damage or presents serious public health problems.

Analysis: The design of Morning Sun Farms Units 5 and 7 is suitable to the environment and does not cause any substantial environmental damage or presents any serious public hazard problems. The project presents comprehensive solutions for water, sewer, infrastructure, drainage, utilities, and traffic circulation.

Finding: Based on information provided to date, staff is not aware of any other situation(s) that the proposed subdivision may cause serious public health problems.

4. Whether the design of the proposed subdivision is compatible with the physical features of the site including, but not limited to, natural slopes greater than 15%, floodplains and habitat areas.

Analysis: The proposed subdivision is in an area where the topography slopes northwesterly within the subject property.

Finding: Staff finds that the proposed tentative plat, with the approved attached stipulations will conform to the physical features of the site.

5. Whether the proposed subdivision will have adequate permanent access.

Analysis: Access for this tentative plat is from Gary Road, Skyline Drive and Village Lane, adjacent to the subject property.

Finding: Staff finds that the proposed subdivision, with the attached stipulations, will have permanent access.

6. Whether the proposed subdivision will place an unreasonable burden on the ability of the County or other local governments to provide for streets, water, sewage, fire, police, hospital, solid waste, education, housing, recreation and other services, that is not offset by improvements associated with the proposed subdivision.

Analysis: The applicant is required to develop the proposed streets both public and private to County Road Standards.

Water service is to be provided by Johnson Utilities. A will serve letter will be provided at time of final plat approval.

Sewage is to be provided by Johnson Utilities.

Police protection is to be provided by the Pinal County Sheriff's Dept.

Solid waste service is to be provided by Republic Services.

Finding: Staff finds that the proposed subdivision, with the attached stipulations, will not place an unreasonable burden on the local government to provide necessary utilities and amenities.

7. Whether the design of the proposed subdivision promotes the safety, health, and general welfare of the public.

Analysis: The applicant did submit a tentative plat in conformance with the Comprehensive Plan, Planned Area Development and Development Services Code, in order to be heard by Pinal County Planning Commission. Additional requirements to be provided during the final platting process will ensure that the proposed subdivision will promote the safety, health and general welfare of the public.

Finding: With information that was provided by the applicant, County Departments and agencies/entities, staff finds that the design and layout of the proposed subdivision will promote the safety, health, and general welfare of the public, with the attached stipulations.

STAFF SUMMARY AND RECOMMENDATION: All submittals, evidence presented, written documentation, public testimony, planning case staff reports (PZ-055-00 & PZ-PD-005-10) with stipulations are considered part of the record in this subdivision case. Based upon the Planning Director's review of the application, exhibits received in evidence, a staff visit to the subject property and the **ATTACHED STAFF REPORT**, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat with the following recommended motion:

I move to approve findings 1 – 7 as set forth in the staff report and approve the tentative plat in Planning Case S-013-15 with the 10 stipulations as presented in the staff report.

1. The applicant/owner shall develop the 207 lot subdivision in accordance with the subdivision submittal documents for Morning Sun Farms Units 5 & 7 and in accordance with all applicable criteria of Titles 2 & 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning cases (PZ-055-00 and PZ-PD-005-10), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors.
2. The final plat/map title (**Required by A.R.S. § 11-481**) shall include:
 - a. Type of map or plat.
 - b. Name of subdivision and description with township, range and section.
 - c. Name of the owner of record.
 - d. Recorder's information and seal block.

This information shall be located on the top ¼ of the face of the final plat with the Recorder's seal block located on the top ¼ of each page of the final plat.

3. Prior to Final Plat approval, the applicant/developer/owner shall provide written verification from the wastewater /sewage disposal provider, together with associated documentation, that:
 - a. The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.
 - b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN)**.
 - c. The wastewater plan for the proposed development is in conformance with the **Certified Water Quality Management Plan (208)**.
4. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines.
5. All roadway and infrastructure improvements shall be in accordance with the current Pinal

County Subdivision Standards or as approved by the County Engineer.

6. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas.
7. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as “tracts” or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans.
8. All right-of-way dedication shall be free and unencumbered.
9. The developer agrees to contribute 50% of the total cost for a traffic signal at the intersection of Village Lane and Empire Rd. (per Ordinance 2011-PZ-PD-005-10, Fee No. 2011-058863). Prior to the recordation of the final plat for this subdivision, developer shall post funds in escrow or other assurance, as determined by the County Engineer, with Pinal County for the installation of the required traffic signal.
10. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.



Date: October 15, 2015

To: Steve Abraham, Planning Division Manager
Community Development Department

From: Lester Chow, Engineering Division Manager
Community Development Department

Cc: Scott Bender, P.E
Pinal County Engineer

**Subject: Tentative Plat for MORNING SUN FARMS UNIT 5 & UNIT 7,
Case No. S-013-15**

The Public Works Department has reviewed the Tentative Plat for MORNING SUN FARMS UNIT 5 & UNIT 7, Case No. S-013-15 and recommends that it be approved subject to the following conditions:

- 1) All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines;
- 2) All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 3) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas;
- 4) An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
- 5) All right-of-way dedication shall be free and unencumbered;
- 6) The developer agrees to contribute 50% of the total cost for a traffic signal at the intersection of Village Lane and Empire Rd. (per Ordinance 2011-PZ-PD-005-10, Fee No. 2011-058863). Prior to the recordation of the final plat for this subdivision, developer shall post funds in escrow or other assurance, as determined by the County Engineer, with Pinal County for

COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION



PINAL • COUNTY
wide open opportunity

- 7) the installation of the required traffic signal;
if any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern;

c: E. Balmer



PINAL COUNTY
wide open opportunity

II. GENERAL SUBDIVISION INFORMATION

Please Print:

MICHAEL MILOYANOVIC 480-921-4745
Name of Applicant Mailing Address Phone

MICHAEL.MILOVANOVIC@BEAZER.COM
Applicant E-Mail Address

BEAZER HOMES 1600 N. DESERT DRIVE #301 TEMPE, AZ. 85281
Name of Landowner(s) Mailing Address Phone

SEE ABOVE
Landowner(s) E-Mail Address

All notices will be mailed to the applicant unless otherwise noted below.

MICHAEL MILOYANOVIC 1600 N. DESERT DRIVE #301 TEMPE, AZ. 85281
Name and mailing address of person to be notified

M. Milovanovic 7/29/15
Signature of Applicant Date

Planning and Development Review Fees:

Tentative Plat:

First Review: \$2,113.00 + \$63.00 Per Sheet
Subsequent Review: \$63.00 Per Sheet

Final Plat:

First Review: \$330.00 + \$114.00 Per Sheet
Subsequent Review: \$84.00 Per Sheet

Landscape Plans:

First Review: \$114.00 Per Sheet
Subsequent Review: \$84.00 Per Sheet

Residential Design Requirements:

First Review: \$66.00 Per Sheet
Subsequent Review: \$35.00 Per Sheet



PINAL COUNTY
wide open opportunity

1. Pre-application meeting case number: S-PA-
2. The name of the proposed subdivision: MORNING SUN Farms Units 5 and 7
3. Number of lots this subdivision contains: Unit 5 - 122 lots, Unit 7 - 85 lots
4. Number of access roads proposed by this subdivision: 3
5. Are the streets within proposed subdivision intended to be: public: X private:
6. Septic system or public/private sewer? PUBLIC
7. Parcel number(s):
8. Township 3S Range 7E Section(s) 12
9. Parcel size: UNIT 5 - 36.481 ac. UNIT 7 - 24.245 ac.
10. Zoning Classification: CR3-PAD Planning Case(s) #:
11. Flood Zone Designation: ZONE X
12. Topography: SLOPES FROM SOUTHWEST TO NORTHEAST
13. Does it front a public road? Yes Name of road(s) VILLAGE LANE
14. Does it front a private road? NO Name of road(s)

III. SERVICE PROVIDERS CONTACT INFORMATION

1. Sewer service provider:
Company Name: JOHNSON UTILITIES
Contact Person: Tanja Weese
Address: 5230 E. SHEA BLVD. #200 SCOTTSDALE AZ 85254
Phone Number: 623-975-5712



PINAL COUNTY
wide open opportunity

2. Water service provider:

Company Name: JOHNSON UTILITIES
Contact Person: TANJA WEESE
Address: 5230 E. SHEA BLVD. #200 SCOTTSDALE, AZ. 85254
Phone number: 623-975-5712

3. Electrical service provider:

Company Name: SRP
Contact Person: JOEL TURNER
Address: 2227 E. WASHINGTON
Phone number: 602-236-6186

4. Gas service provider:

Company Name: CITY OF MESA GAS
Contact Person: SCOT SHERWOOD
Address: 55 N. CENTER ST. MESA, AZ. 85201
Phone number: 480-644-4444

5. Telephone service provider:

Company Name: CENTURY LINK
Contact Person: CONFLICT REVIEW
Address: 135 W. ORION ST.
Phone number: 480-768-4294

6. Cable service provider:

Company Name: COX
Contact Person: ENGINEERING DEPARTMENT
Address: 1550 W. DEER VALLEY RD.
Phone number: 623-328-4073



PINAL COUNTY
wide open opportunity

7. Solid waste provider:

Company Name: REPUBLIC SERVICES

Contact Person: MARK RODERMUND

Address: 6711 S. MOUNTAIN RD.

Phone number: 480-627-2700

8. Fire District:

Company Name: RURAL METRO

Contact Person: COLIN WILLIAMS

Address: 708 W. BASELINE RD.

Phone number: 480-655-7257

9. School District:

Company Name: FLORENCE UNIFIED

Contact Person: TONY VINENEZ

Address: 1000 S. MAIN ST.

Phone number: 520-866-3500



July 29, 2015

Pinal County
Planning & Development Department
31 North Pinal Avenue
Building F
Florence, Arizona 85232

Re: Morning Sun Farms, Units 5 and 7
Tentative Plat Submittal
Pinal County, AZ

To Whom It May Concern:

Beazer intends to subdivide Morning Sun Farms Units 5 and 7 in accordance with Pinal County requirements. The proposed Morning Sun Farms Units 5 and 7 single family residential development is located within Section 12, Township 3S, Range 7E, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. The development of Units 5 and 7 will provide the community with 122 residential lots on approximately 36 acres, and 85 residential lots on approximately 24 acres respectively. Access will be by way of Skyline Drive, Gary Road, and Village Lane.

If you have any questions please contact Michael Milovanovic at (480) 921-4745 or Michael.Milovanovic@beazer.com.

Sincerely,

Michael Milovanovic
Authorized Representative

State of Arizona
County of Maricopa

Subscribed before me this 29th day of July, 2015, by Michael Milovanovic as authorized representative of Beazer.

My commission Expires 7/10/2016

