

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 20th DAY OF **OCTOBER, 2016**, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), BUILDING F, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A **SPECIAL USE PERMIT** FOR THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

SUP-015-15 – PUBLIC HEARING/ACTION: Eustolia V. Ornelas, landowner, Michael Corral, applicant, requesting approval of a Special Use Permit to operate a private motocross facility on a 12± acre parcel in the General Rural (GR) zone; situated in a portion of Sections 19 and 30, T4S, R10E G&SRB&M, tax parcel 201-21-005C (legal on file) (located approximately one mile east of Highway 79 in the Florence area).

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED THIS 22nd DAY OF **September, 2016**, by Pinal County Community Development Dept.

By: Himanshu Patel

Himanshu Patel, Community Development Director

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2973 (31 N. PINAL, BLDG. F)
FLORENCE, AZ 85132

NO LATER THAN 5:00 PM ON October 3, 2016.

Contact for this matter: Evan Balmer
E-mail Address: evan.balmer@pinalcountyz.gov
Phone #: (520) 866-6452 Fax: (520) 866-6435

[Anything below this line is not for publication.]

PUBLISHED ONCE:

Florence Reminder & Blade Tribune

Pinal County

Special Use Permit

Land Status

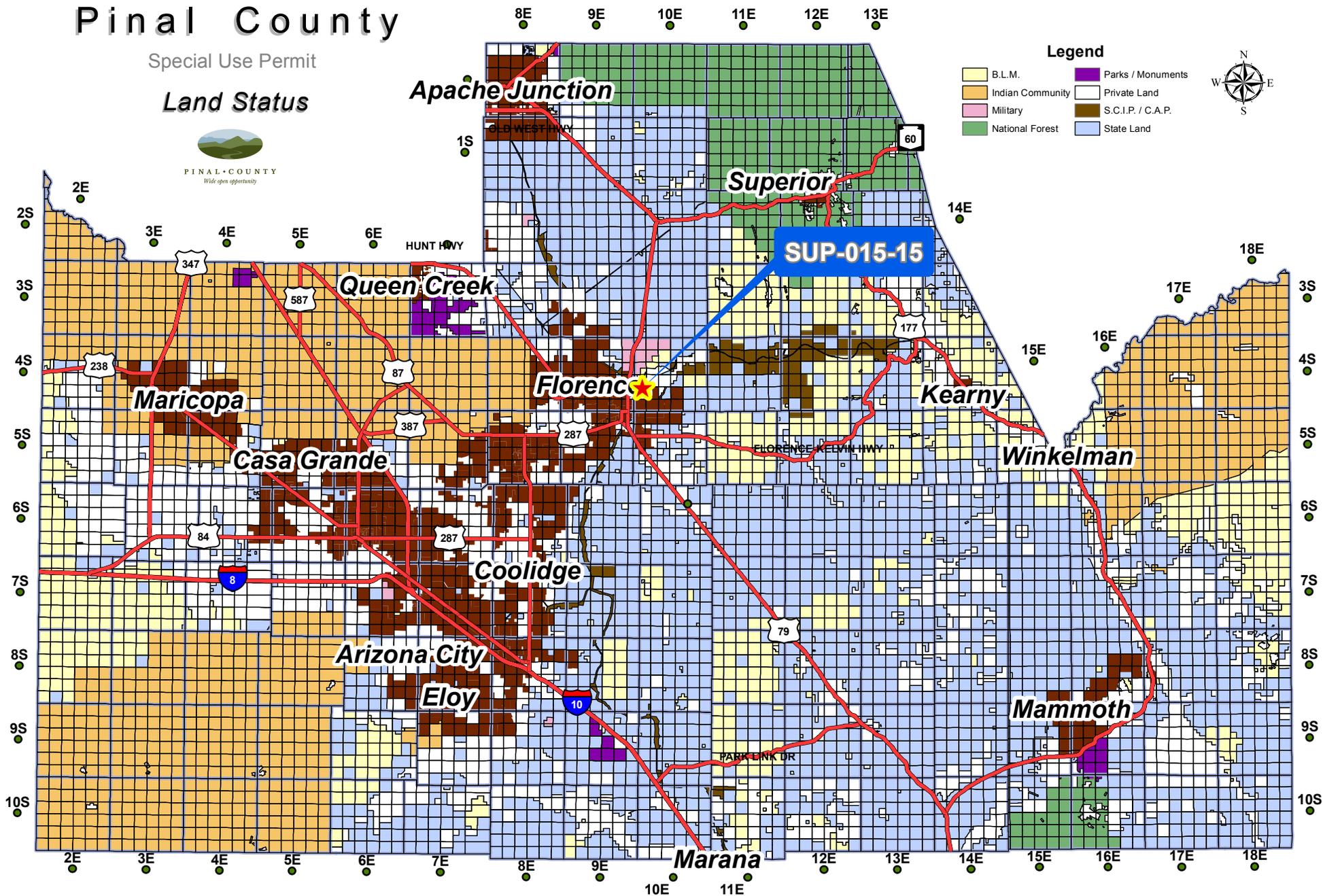


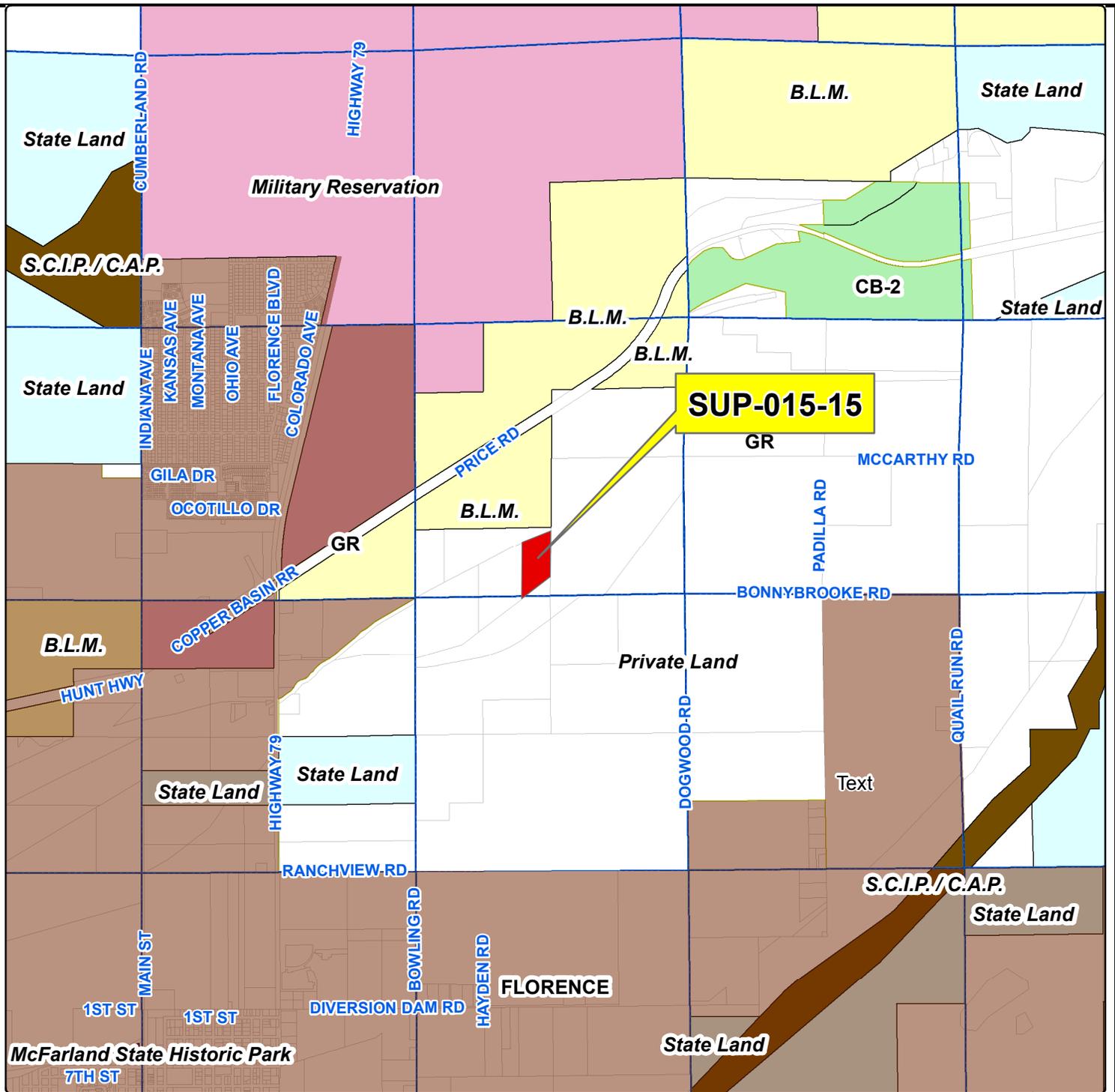
PINAL COUNTY
Wide open opportunity

8E 9E 10E 11E 12E 13E

Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land





Special Use Permit

Community Development



PINAL COUNTY

Wide open opportunity

EUSTOLIA V. ORNELAS

Legal Description:

Situated in a portion of the Sections 19 & 30, T04S,R10E, G&SRB&M, Parcel 201-21-005C, (legal on file) (located approximately one mile east of Highway 79 in the Florence area).

T04S-R10E Sec 19 & 30



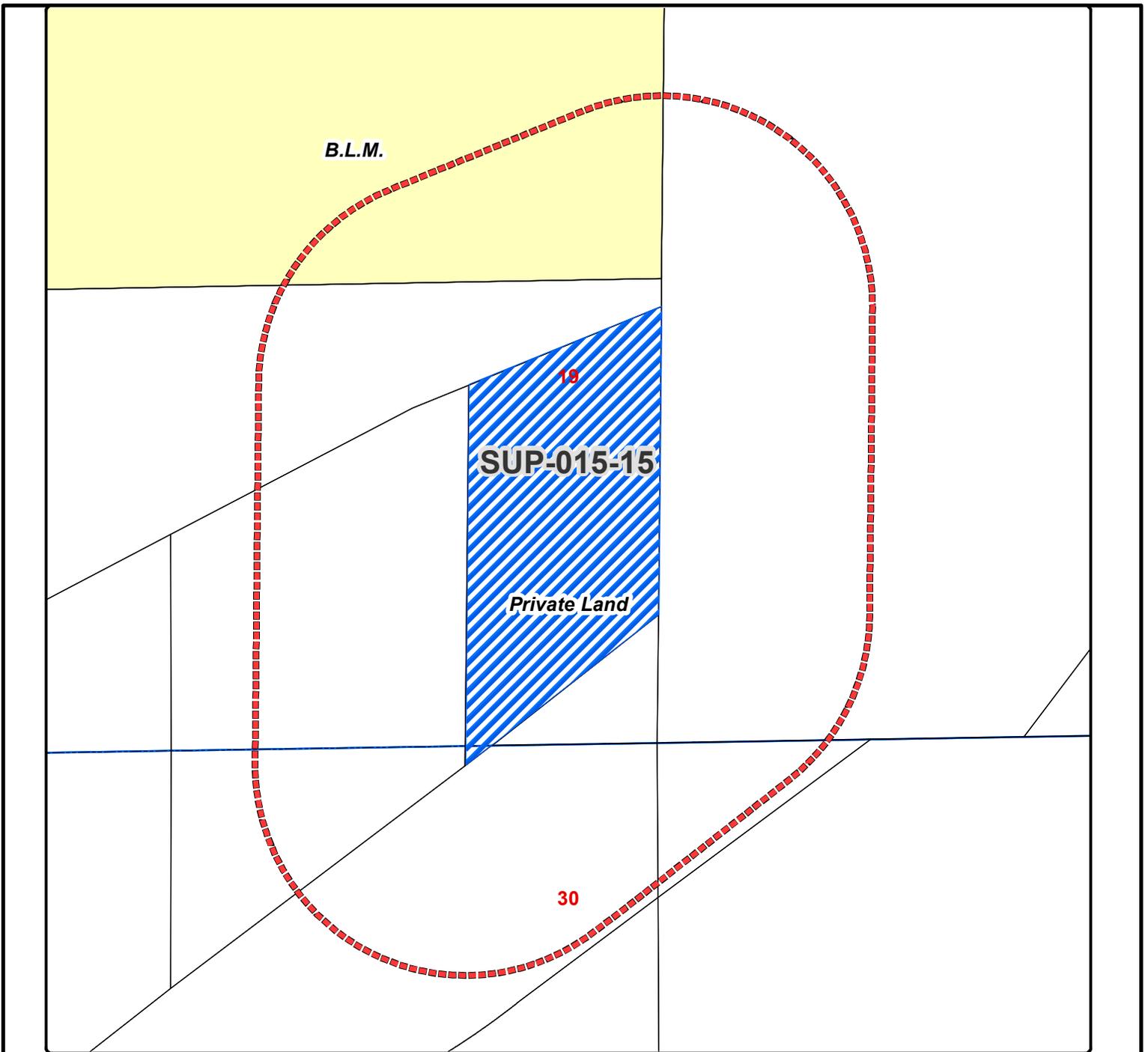
Sheet No.
1 of 1

EUSTOLIA V. ORNELAS

Drawn By: GIS / IT / LJT Date: 1/27/2016

Sections 19 & 30 Township 04S Range 10E

Case Number: SUP-015-15



Special Use Permit

SUP-015-15 – PUBLIC HEARING/ACTION: Eustolia V. Ornelas, landowner, Michael Corral, applicant, requesting approval of a Special Use Permit to operate a private motocross facility on a 12± acre parcel in the General Rural (GR) zone; situated in a portion of Sections 19 and 30, T4S, R10E G&SRB&M, tax parcel 201-21-005C (legal on file) (located approximately one mile east of Highway 79 in the Florence area).

Current Zoning: GR
Request Zoning: Special Use Permit
Current Land Use: VLDR



PINAL COUNTY
Wide open opportunity

Legal Description:

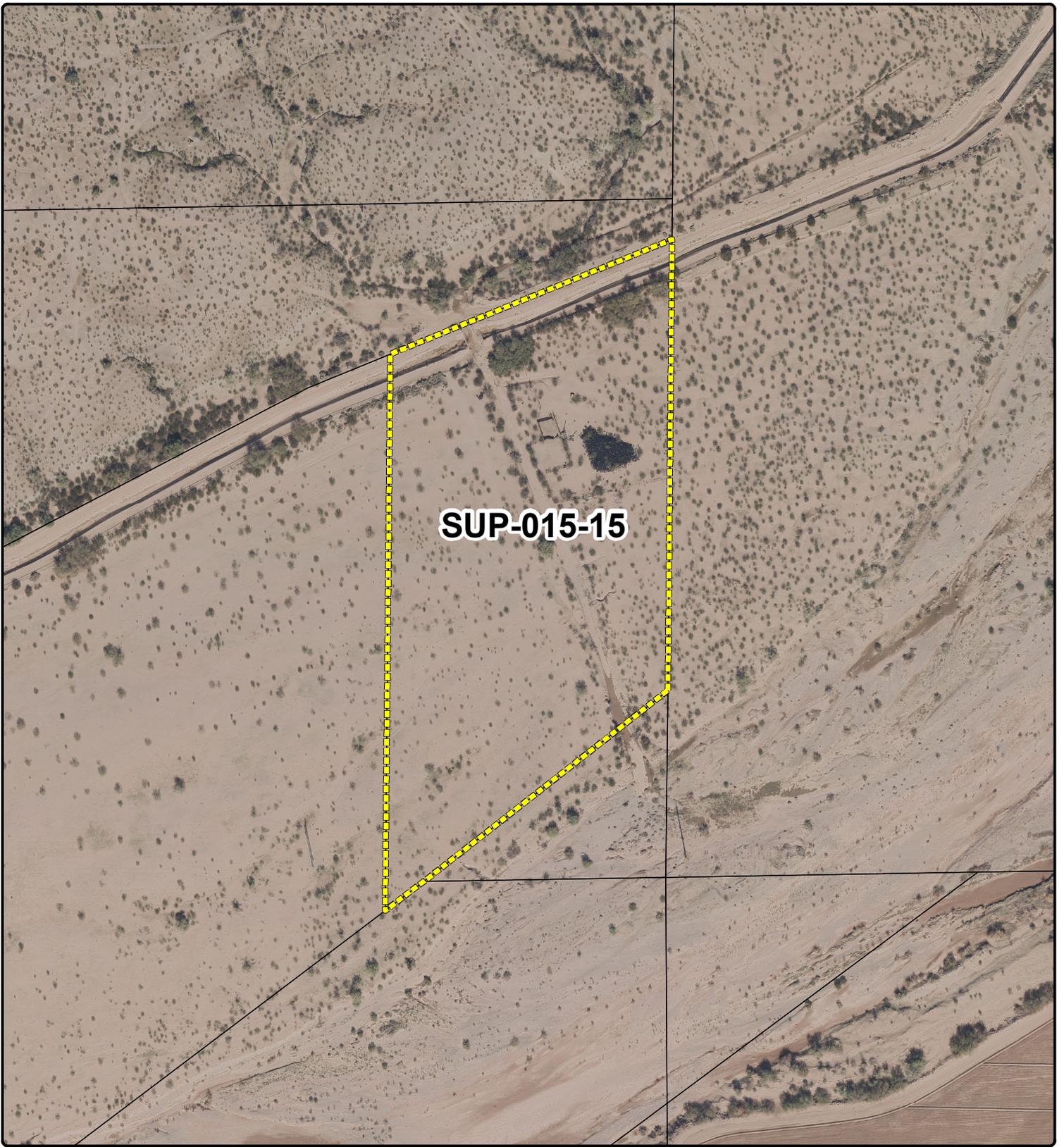
Situated in a portion of Sections 19 & 30, T04S, R10E, G&SRB&M, Parcel 201-21-005C. (legal on file) (located approximately one mile east of Highway 79 in the Florence area).

T04S-R10E Sec 19 & 30



Sheet No.
1 of 1

Owner/Applicant: EUSTOLIA V. ORNELAS		
Drawn By: GIS / IT / LJT	Date: 1/27/2016	
Sections 19 & 30	Township 04S	Range 10E
Case Number: SUP-015-15		



SUP-015-15

Special Use Permit



PINAL • COUNTY
Wide open opportunity

SUP-015-15

RECORD OF SURVEY

A PORTION OF LAND LOCATED WITHIN THE SOUTH HALF OF SECTION 19 AND NORTH HALF OF SECTION 30
TOWNSHIP 4 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY ARIZONA

STATE OF ARIZONA } SS 10/1
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in
Fee No: 2015-015258
Date: 11-23-2015
Request of: D2 Surveying
Witness my hand and official seal.
Virginia Ross Pinal County Recorder
By: *Janice Ortiz* Deputy



Reference Point Line Table	
Line #	Length
L1	54.31'(M&R1)
L2	54.30'(M) 54.31'(R1)



SURVEYOR'S NOTES:

- This survey was done without the benefit of a title report.
- This surveyor calculated the centerline of the Aztec Mutual Canal by the found reference monuments set in P.C.R. Book 8 of Surveys, Page 252. The reference monuments accepted and utilized do not represent the right of way or easement of Aztec Mutual Canal.
- These monuments were originally accepted as property corners per P.C.R. Book 8 of Surveys, Page 252. The S/4 of section 19 was established by RLS #19344 in 2012 (post R1) creating angle points along what is assumed section and mid section lines.

LEGEND

- = Found monument as noted
- = Calculated position "not set"
- = Section line
- - - - = Easement line
- x - = Fence line barb wire
- o - = Fence line wood
- - - - = Centerline wash
- - - - = Top slope of Aztec Mutual Canal
- - - - = Edge of dirt road
- oTL - = Centerline overhead transmission line

RESEARCH INFORMATION

P.C.R. BK 8 OF SURVEYS, PG 252.....R1

OWNER OF RECORD

Eustolia V. Ornelas
153 Antonio De Padua Ct.
Merced, CA 95341

BOULDERS NOTES

- 20 x 20 pad on NE corner of corral for porta potties and storage
- H denter cleared area for landing of EMS Helicopter
- Track crossing of wash is 10,200 sq ft or 226 AC



SCALE 1" = 100'

SURVEY CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND/OR SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF November OF 2015; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.



MICHAEL CORRAL
RIVER BOTTOM MOTOCROSS

BOUNDARY SURVEY

Date: November 2015	County: Pinal	revision No.
Field work: JJD MZ	State: Arizona	project 15-046
Drafter: EL	REVIEW: JJD	1 of 1

D2 SURVEYING
9699 E. Barley Rd.
Florence Az, 85132
(480)221-1368
D2SURVEYING.COM



another one in the books by

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: Evan Balmer
 - 2. Date of Concept Review: ___ / ___ / ___ Concept Review No.: 2-PA-065-15 CR - ___ - ___
 - 3. The Legal Description of the Property: Parcel B-2 of surveys BK-6 PG 252 S/2 of sec 19 & N2 of sec 30-4 S-10E 1
 - 4. Tax Assessor Parcel No(s): 201-21-0050
 - 5. Current Zoning: GR
 - 6. Parcel size: 12 AC
 - 7. The existing use of the property is as follows: Illegal Dump
 - 8. The exact use proposed under this request: Private motorbus track
 - 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 # _____
- 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. none
 - 13. Explain why the proposed development is needed and necessary at this time. lack of adaqueate nding facilities in the area that are safe and family oriented

RECEIPT #: 425618

AMT: \$500 DATE: 12/17/15 CASE: SUP-015-15

SUPPORTING INFORMATION

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: race track
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 required
3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: 100 trips per week
4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: 2 parking areas provided
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? yes - addressed in property description
6. What type of landscaping are you proposing to screen this use from your neighbors? none
7. What type of signage are you proposing for the activity? Where will the signs be located? none
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: not applicable
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: we plan on restoring the property from a fire dump to original condition
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

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.: 201-21-0020
Name: LAWRENCE ALTHEY TRUST
Address: 10011 E. Kinswood Cir
City/ST/Zip: SUN CITY AZ. 85351

Parcel No.: 201-21-006A
Name: SILVA SALAS
Address: 12800 Mcbride Rd
City/ST/Zip: NAVARENE AZ. 73449

Parcel No.: 201-21-0030
Name: LANGLY ARCUS FARMS
Address: 4415 E Baseline Rd Ste 105
City/ST/Zip: GILBERT AZ 85234

Parcel No.: 201-21-002 B C
Name: 4415 E Baseline Rd Ste 105
Address: LANGLY ARCUS FARMS
City/ST/Zip: GILBERT AZ. 85234

Parcel No.: 201-21-0040
Name: THOMAS FISCHER
Address: 881 E. Warner
City/ST/Zip: TEMPE AZ. 85284

Parcel No.: 201-21-004 A B B
Name: THOMAS FISCHER
Address: 881 E. Warner
City/ST/Zip: TEMPE AZ. 85284

Parcel No.: 201-21-005B
Name: JAMES DIANE GLORIA
Address: 10530 E Sombra Cir
City/ST/Zip: MESA AZ. 85212

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

Parcel No.: 201-21-005D
Name: PAUL & MARY GLORIA
Address: 11370 E Sombra Ave
City/ST/Zip: MESA AZ. 85212

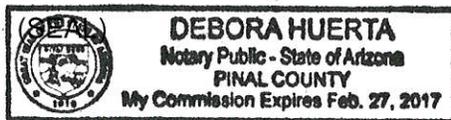
Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

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 12/17/15

Acknowledged before me by Michael Corral, on this 17th day of December, 2015.



Signature of Notary Public _____

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

APPLICATION CHECKLIST

FOR A PROPOSED SPECIAL USE PERMIT (SUP) IN UNINCORPORATED PINAL COUNTY



A. Hold a Neighborhood/Community Meeting:

- 1. Notify all property owners within 1200' (feet)
- 2. Hold the meeting within five (5) miles of the subject property
- 3. Hold the meeting between 5:00 pm – 9:00 pm
- 4. Include with the application the following:
 - a. Copy of Notice of Neighborhood/Community Meeting
 - b. List of property owners notified - *(Use page 5 of this application)*
 - c. Minutes of the meeting
 - d. Attendance sign-in sheet with names & addresses



B. Submit a completed “Agency Authorization” and/or “Consent to Permit” form (if applicable).



C. Submit a written Narrative concerning the proposed development to include:

- 1. Title Page
- 2. Purpose of Request
- 3. Description of Proposal
 - a. Nature of the Project
 - b. Proposed Land Use
 - c. Conformance to adopted Comprehensive Plan
 - d. Special circumstance or conditions applicable to the location of the property, which would make the proposed special use appropriate on this property, though not in the zoning district at large.
 - e. Impact on:
 - 1) Traffic
 - 2) Nearby Properties
 - 3) Health & Safety of persons residing or working in the area.
 - f. Answers to the questions from the **Supporting Information** sheet.
- 4. Location & Accessibility

- 5. Information Addressing the factors listed for consideration in section 2.151.010(N) of the PCDSC.
- 6. Utilities & Services
- 7. Neighborhood Meeting Information
- 8. Appendix (*as applicable*)



D. Submit a Site Plan. The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale 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 and include:

- 1. Legal description of total site.
- 2. Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- 3. North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
- 4. Location of all Existing & Proposed Structures & Buildings
- 5. Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
- 6. All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- 7. All Points of Ingress & Egress.
- 8. Location & Types of Existing & Proposed Landscaping.
- 9. Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.



E. Submit a list of all property owners within 600' (feet) of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is acceptable*). - (*This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well*).



F. Aware that earth fissure maps are available online from the Arizona State Geologic Survey.



G. Submit the Non-Refundable fees for a Special Use Permit as follows

- 1. Special Use Permit Application or application in conjunction with Zone Change= \$500.00
- 2. Special Use Permit Application (500+ mail-outs) = \$750.00

- H. **Submit one (1) hard copy** of all documentation outlined in the SUP application and one **(1) digital copy** in a multi-PDF format per item of the application with all supporting documentation on **one (1) CD**.
- I. **A Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** *(See page 15 & 16 of this application for illustrative details).*
- J. Signature at the end of the **“Checklist”** stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Special Use Permit cannot be processed until all required information is submitted.



Signature

12/17/15
Date

River Bottom Motocross Community Meeting Attendance Sheet 12/16/15

1) Lawand Altherr Trust

2) Langle Arcus Farms

3) Thomas Fischer

4) James and Diane Gloria

5) Paul and Mary Gloria

6) Silvia Salas

December 4, 2015

Parcel #s

201-21-0020 – Lawanda Altherr Trust

201-21-0030 - Langley Arcus Farms

201-27-002B

201-27-002C

201-21-0040 - Thomas Fischer

201-27-004A

201-27-004B

201-21-005B - James & Diane Gloria

201-21-005D - Paul & Mary Gloria

201-21-006A – Silvia Salas

Dear Owner

My name is Michael Corral and I represent River Bottom Motocross LLC. We are currently seeking a Special Use Permit from Pinal County for a PRIVATE Motocross track on parcel # 201-21-005C in unincorporated Pinal County. As part of the Special Use Permit approval process we are required to hold an informational meeting for all property owners within 1200 ft of our boundary lines

On Wednesday, December 16, 2015 we will hold an informational meeting at the River Bottom Saloon located at 2501 N Hwy 79, Florence AZ. 85232, (520) 868-3131, from 5pm to 9pm. We invite you to come by at your convenience. We look forward to meeting our neighbors and openly showing out ideas for our property, If you cannot attend the meeting but have questions I can be reached on my cell at (970) 985-0487

Sincerely,

Michael Corral
River Bottom Motocross LLC

RIVER BOTTOM MOTOCROSS

A Private Motocross facility

Overview:

River Bottom Motocross is a Private Motorcycle facility comprised of forty (40) Owners who all have an equal share of ownership in the property. River Bottom Motocross IS NOT a public facility. River Bottom Motocross is NOT designed to have public races. River Bottom Motocross is a facility designed for motocross enthusiasts to enjoy the sport in a safe, private environment on a schedule that is convenient to them. Two (2) tracks will be built on the property by Zap Trax, a professional track building company. One track will be for kids and the other will be for the bigger motorcycles. The facility is for Motorcycles only, ATV, Side by Sides and Sand Buggies will not be allowed on the track. The facility will be located on a private, secluded 12 acre parcel north and east of the town of Florence between the Fischer Gravel operation and the National Guard training facilities. There are currently no services available to the property and there are no plans to request water, power or sewer service to the property. A substantial portion of the property is in the flood plain and its current use is as an illegal tire dump. The hours of access will be daylight hours. If the owners decide to add portable self generating lighting to the property we will seek additional authorization from the county

Dust Control:

Dust Control will be accomplished thru appropriate watering of the track. Historically tracks have been watered by water trucks, this has proven to be wasteful and an inaccurate way to place the water where it is needed. Watering at River Bottom Motocross will be accomplished by all weather above ground storage tanks with gas powered water pumps delivering the water via piping to sprinklers and hoses with nozzles to the areas of the track where it is needed. Watering by this method will allow us to use significantly less water and deliver it more accurately than the traditional method of a water truck. All owners will know how to operate the watering system so water can be applied as needed. We are working with 310 Dust Control on the system design and both 310 Dust Control and San Tan Water are anxious to provide water delivery. Permitting for a well may be requested in the future to allow filling of the storage tanks.

Access and Traffic:

Access to River Bottom Motocross will be via the existing private dirt road on the northern edge of the property. Improvements to the private road will be made by the owners to improve road conditions and limit access to properties. Dust control and maintenance will be the responsibility of the owners of the private road. Access into the fenced property will be limited to owners and guests allowed per owners rules. The property will be fenced and **locked at all times** with the appropriate NO TRESPASSING signage on the perimeter fencing. There will be NO SIGN on Highway 79 noting of the facility. River Bottom Motocross is private and we are not seeking to advertise our location. Access will be a single (1) locked gate on the northern edge of the property line. If the county feels it needs additional land for the county to improve the canal road River Bottom Motocross will work with the county to provide the access for the improvements. Because River Bottom Motocross is private we anticipate approximately 100 car trips a week on the road. This was calculated upon 2.5 visits per week for each owner for a cumulative total of 100. Because it is difficult to pick the exact habits of individual owners, these are only estimates. Common sense would expect more visits during the winter months and on weekends, The number of 100 car trips per week could be an over estimate as many may not use the facility more than once a week.

Property Improvements:

As part of the property lies within the flood plain we will adhere to all applicable regulations. The existing corral on the property will be kept in its current location. A 20ft by 20ft concrete slab will be poured on the northwest corner of the corral. This slab is where River Bottom Motocross will put the porta potties for use by the owners and a portable storage unit. The storage unit will be for safety equipment (First Aid Supplies) for the owners. As there are no services available to the property and the property is adjacent the Gila River there are NO plans for any foundational structures to be built on the property. There will be NO spectator bleachers on the property. The open areas on the northern edge of the property are for parking for the owners of the property. Overnight camping will be allowed by the owners, maximum time will be 72 hours. The Northeast parking area will easily accommodate 10 to 15 RVs for overnight parking. No storage of trailers or vehicles will be allowed on the property except those necessary for the maintenance of the property. NO SERVICES will be provided. An area will be maintained clear and marked for the landing of a helicopter in the event emergency air transport is required. Landscaping for shade and property enhancement will be done accordingly

Noise Consideration:

While we did not conduct a noise study specifically on this site we did obtain a Motocross track noise study by Harris, Miller, Miller and Hansen Inc (HMMH), a professional engineering firm in MA conducted in March of 2015 and the results are as follows. The study concluded that average bike pass at 50 ft is 95 Decibel (db) and the worst case scenario of 20 bikes together at a starting gate was a total of 108 db. River Bottom is designed without a starting gate and we will not conduct races so the maximum number is NOT applicable to our property. Normal path of sound is downward and around which the location of River Bottom would be lower than the majority of the adjacent properties. Using Google earth we have concluded the following distances of the closest portion of the adjacent properties.

Fischer Gravel Operation: 1700ft

River Bottom Salon: 5600ft

National Guard Offices: 4000ft

Caliente Subdivision: 5200ft

Prison: 6500ft

The Caliente Subdivision is up the hill, north of Price Rd, west of Hwy 79 and the National Guard Buildings will all provide a natural shield from potential noise. Similarly the gravel operation will provide noise buffet for the prison property. Studies have shown a busy street averages 70db for comparison