

NOTICE OF PUBLIC MEETING AND AGENDA OF THE PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, April 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 |
| () SMYERS, Member | () DEL COTTO, Member |
| () PUTRICK, Member | () AULT, Member |
| () SHEARER, Member | () GRUBB, 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**
 - March 30, 2016
 - April 13, 2016 No Cases
- 4. REPORT ON TENTATIVE PLAT EXTENSIONS:**
 - There were no tentative plat extensions approved by the Director of Community Development

5. PLANNING MANAGER’S DISCUSSION ITEMS:

- Resignation of Commissioner Grubb
- Presentation by Kent Taylor, OS&T, on the Pinal West Regional Park Plan
- Presentation by Dedrick Denton on the Subdivision Review Process (after public hearing items)

NEW CASES:

- 6. PZ-001-16 – PUBLIC HEARING/ACTION:** Highland Communities, LLC., landowner/applicant, requesting approval of a zone change from GR (General Rural) to R-43 (Single Residence Zoning District) on 20.03± acres to plan and develop a 17 lot subdivision; situated in a portion of Section 13, T3S, R7E, G&SRB&M, tax parcels 509-14-020A, 020B and 029 (located adjacent to the south side of Phillips Road and the west of Pamela Drive in the San Tan Valley area).
- 7. SUP-001-16 – PUBLIC HEARING/ACTION:** Terra Solutions, LLC., landowner/applicant, requesting approval of a Special Use Permit to operate a backwash storage and evaporation pond facility on a 8.97± acre parcel in the General Rural (GR) zone; situated in a portion of Sections 6, T07S, R03E G&SRB&M, tax parcel 500-09-038 (legal on file) (located approximately .6 miles south of Highway 84 in the Maricopa area). **(DUE TO A NOTICE DEFICIENCY THIS CASE WILL NOT BE HEARD TODAY AND WILL BE RE-SCHEDULED FOR A LATER DATE.)**

TENTATIVE PLATS:

- There are no Tentative Plats for review and/or action.

WORK SESSION:

- There are no items for work-session discussion.

CALL TO THE COMMISSION:

- 8. 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.

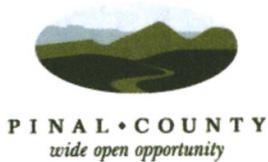
ADJOURNMENT

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://pinalcountyaz.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 March 17, 2016

PRESENT

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

Mr. Shearer, Member
Ms. Aguirre-Vogler, Member
Mr. Smyers, Member
Mr. Grubb, Member
Mr. Ault, Member

LEGAL STAFF PRESENT

Mr. Langlitz, Deputy County Attorney

PLANNING STAFF PRESENT

Mr. Abraham, Planning Manager
Mr. Balmer, Planner I

Mr. Denton, Planner II
Ms. Fisk, Drafting Specialist

PUBLIC WORKS STAFF PRESENT

Mr. Chow, Development Section Chief

The meeting was called to order at 9:02 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

January 20, 2016
February 3, 2016
February 17, 2016 No Cases
March 2, 2016

PLANNING MANAGER DISCUSSION ITEMS

Handouts: RTA Power Point, *Site Plan Review* and Building Permit Report

NEW CASES:

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 January 21, 2016**)

MOTION: Vice-Chairman Hartman made a motion to forward S-013-15 to the Board of Supervisors with a favorable recommendation. Commissioner Salas seconded Motion passed unanimously 10-0

S-017-15 - DISCUSSION/APPROVAL/DISAPPROVAL: Highland Communities, LLC., landowner, Allen Consulting Engineers, Inc., engineer, requesting approval of a tentative plat for **Laurel Ranch**, 63 lots on an 41.51± acre parcel in the single family (CR-2/PAD) zone; situated in a portion of Section 32, T3S, R8E, G&SRB&M, tax parcel 210-30-001A (located adjacent to the south side of Magma Road and the west side of the Gantzel Road alignment in the San Tan Valley area).

MOTION: Vice-Chairman Hartman made a motion to forward S-017-15 to the Board of Supervisors with a favorable recommendation with 13 stipulations. Commissioner Salas seconded. Motion passed unanimously 10-0.

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

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

RESPECTFULLY submitted April 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: April 21, 2016

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

BOS HEARING OF March 30, 2016

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.

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

BOS HEARING OF April 13, 2016 No Cases

PZ-001-16



PINAL COUNTY
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MEETING DATE: April 21, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-001-16 (San Tan Highlands)**

CASE COORDINATOR: Dedrick Denton

Executive Summary:

This is a rezone from General Rural (GR) to Single Residence Zoning (R-43) to allow construction of a 16 lot one acre residential subdivision. There is no Planned Area Development Overlay (PAD) being proposed for this development and horse privileges are allowed within this zone.

If This Request is Approved:

This rezone would allow the developer to create sixteen one acre lots in order to build one single-family dwelling unit per lot that is of conventional construction in the San Tan Valley area.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request with the attached stipulations.

LEGAL DESCRIPTION: A 20.03± acre parcel situated in a portion of Section 13, T3S, R7E, G&SRB&M (legal on file).

TAX PARCELS: 509-14-020A, 020B, & 029

LANDOWNER/APPLICANT: Highland Communities

REQUESTED ACTION & PURPOSE: Highland Communities, LLC., landowner/applicant, requesting approval of a zone change from GR (General Rural) to R-43 (Single Residence Zoning District) for a 16 lot subdivision.

LOCATION: Located adjacent to the south side of Phillips Road and west of Pamela Drive in the San Tan Valley area.

SIZE: 20.03± acres.

COMPREHENSIVE PLAN: The site is designated as Very Low Density Residential. The surrounding properties are designated Very Low Density Residential. The proposed use is in conformance with the comprehensive plan.

EXISTING ZONING AND LAND USE: The subject property is zoned GR and is currently vacant.

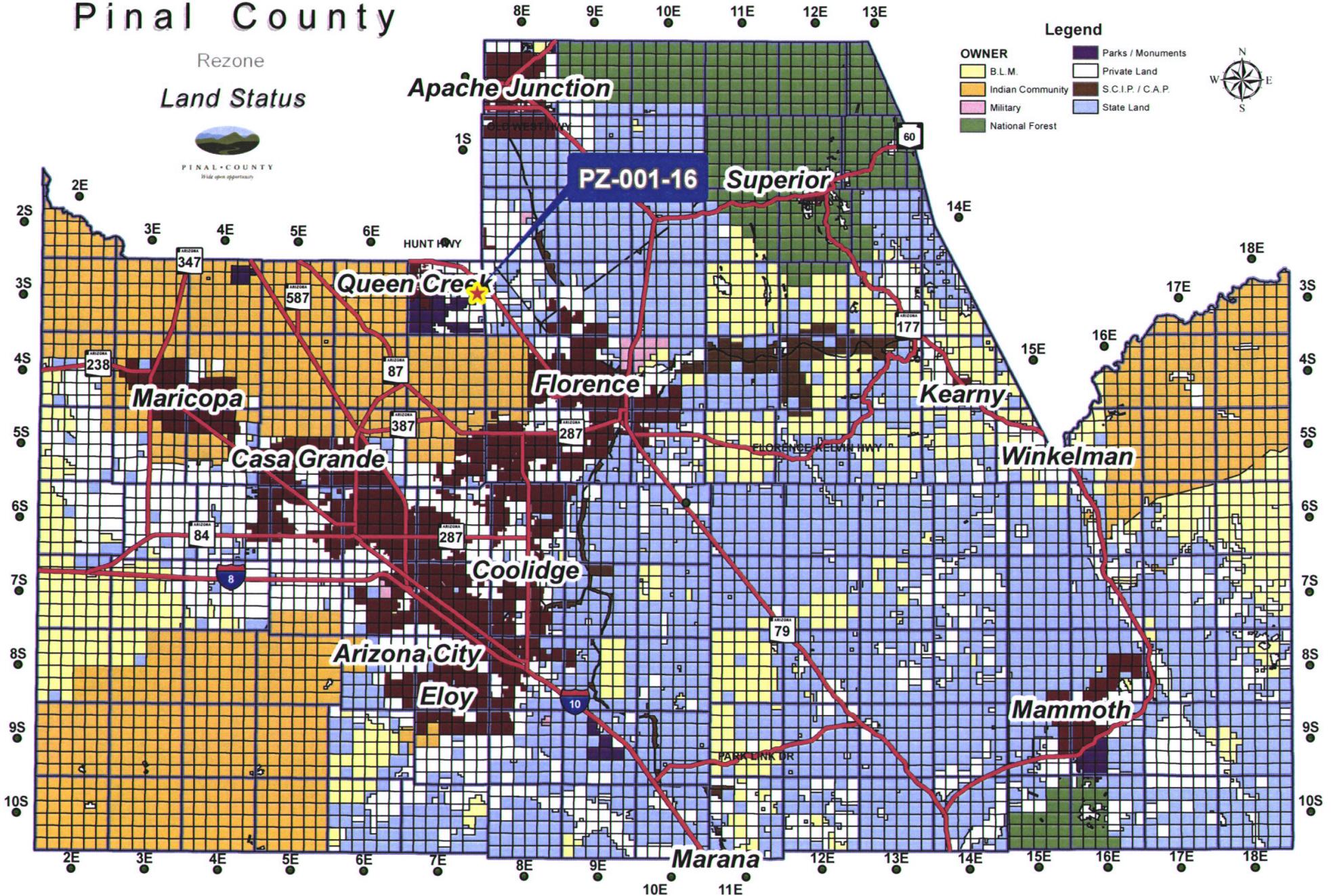
SURROUNDING ZONING AND LAND USE:

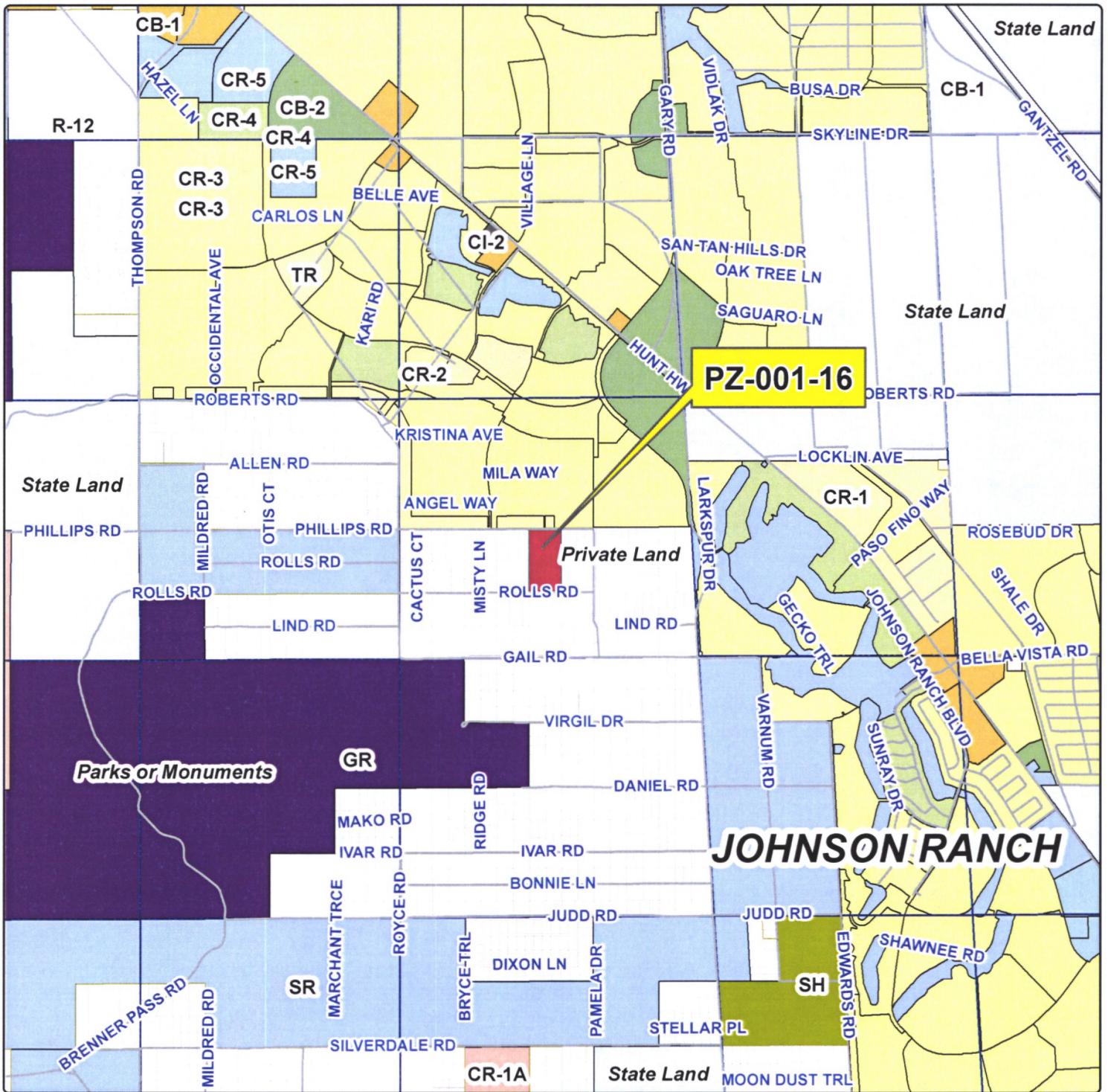
North: CR-3/PAD – Residential, (San Tan Heights)

COMMUNITY DEVELOPMENT
PLANNING DIVISION

Pinal County

Rezone
Land Status





Rezone

Community Development



PINAL COUNTY

Wide open opportunity

Highland Communities, LLC.

Legal Description:

Situated in a portion of Section 13, T03S,R07E, G&SRB&M, Parcels 509-14-020A, 020B and 029 (legal on file) (located adjacent to the south side of Phillips Road and the west of Pamela Drive in the San Tan Valley area).

T03S-R07E Sec 13



Highland Communities, LLC.

Drawn By: GIS / IT / LIT Date: 03/08/2016

Sheet No.

1 of 1

Section

13

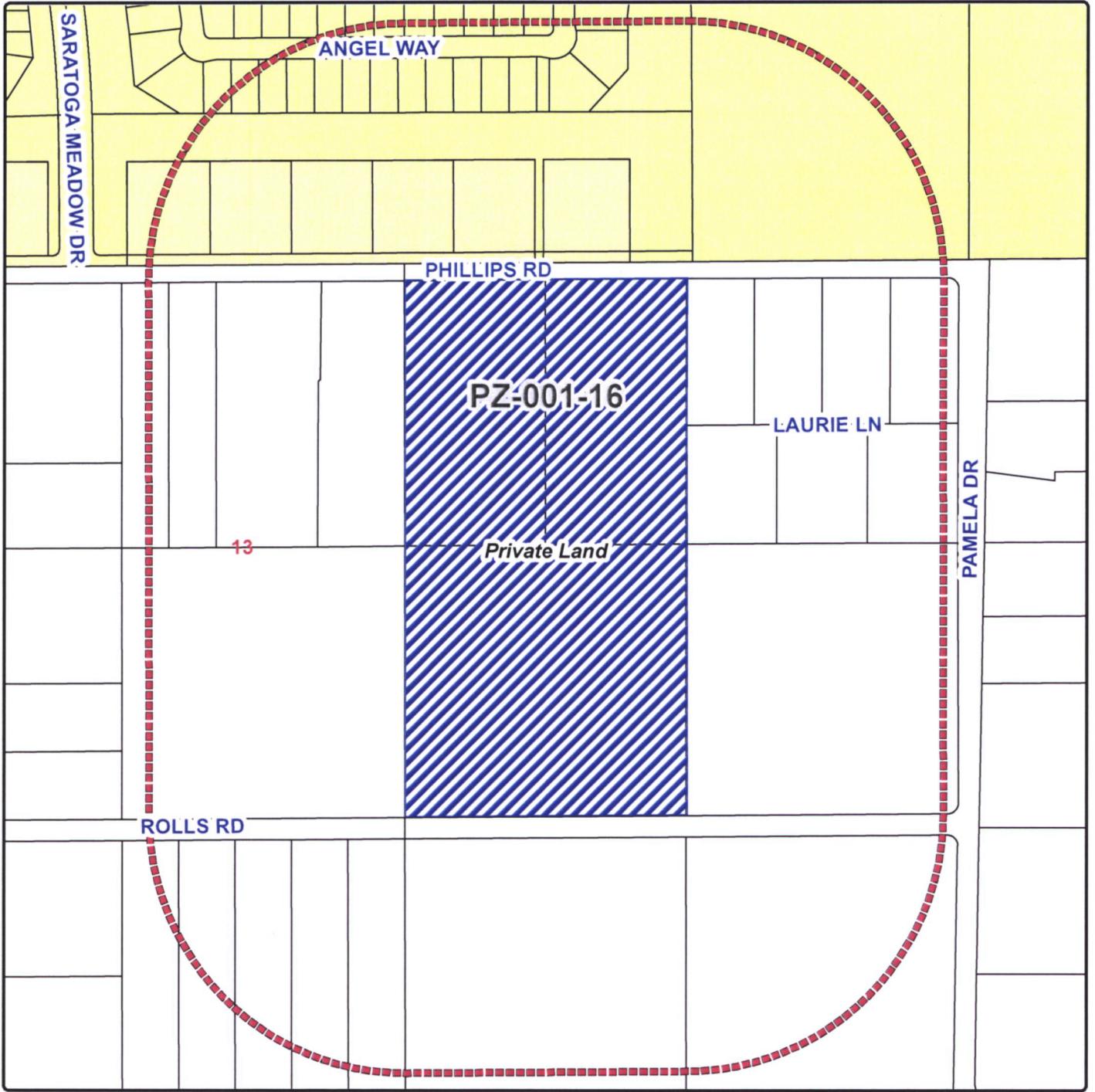
Township

3S

Range

7E

Case Number: PZ-001-16



Rezoning

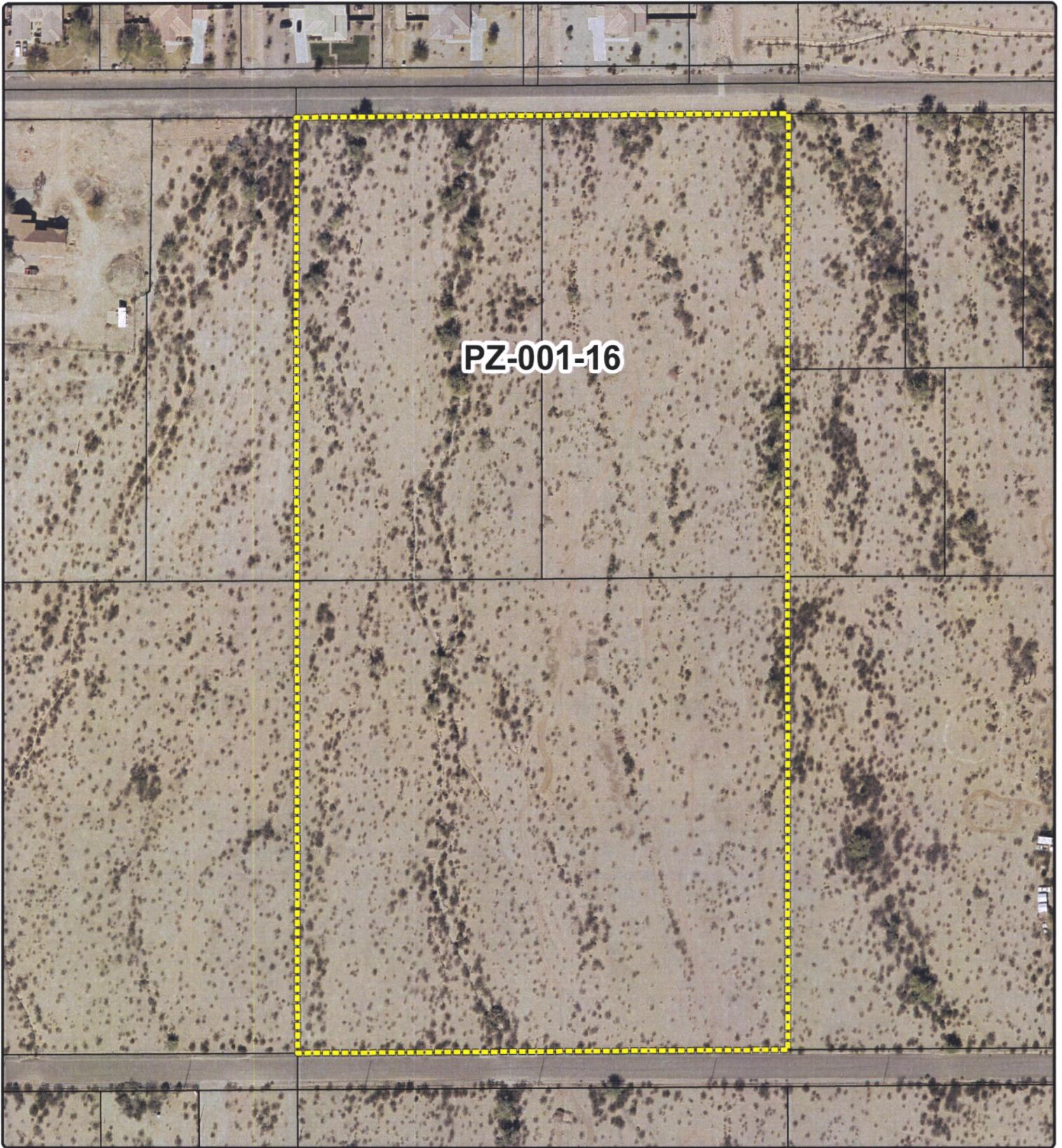
PZ-001-16 – PUBLIC HEARING/ACTION: Highland Communities, LLC., landowner/applicant, requesting approval of a zone change from GR (General Rural) to GR-43 (Single Residence Zoning District) on 20.03± acres to plan and develop a 17 lot subdivision; situated in a portion of Section 13, T3S, R7E, G&SRB&M, tax parcels 509-14-020A, 020B and 029 (located adjacent to the south side of Phillips Road and the west of Pamela Drive in the San Tan Valley area).

Current Zoning: GR
 Request Zoning: Rezoning
 Current Land Use: VLDR



Legal Description:
 Situated in a portion of Section 13, T03S, R7E, G&SRB&M, Parcels 509-14-020A, 020B and 029 (legal on file) (located adjacent to the south side of Phillips Road and the west of Pamela Drive in the San Tan Valley area).
 T03S-R07E Sec 13

 Sheet No. 1 of 1	Owner/Applicant: Highland Communities, LLC.		
	Drawn By: GB / IT / LJT	Date: 03/08/2016	
Sec Books: 13	Township: 3S	Range: 7E	
Case Number:	PZ-001-16		



PZ-001-16

Rezone



PINAL COUNTY
Wide open opportunity

PZ-001-16

TENTATIVE PLAT FOR SAN TAN HIGHLANDS

**A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA**



STATE OF ARIZONA) SS
COUNTY OF PINAL)
I hereby certify that the within instrument is
filed in the official records of this County in
Book _____ Page _____
Date _____
Witness my hand and official seal
VICTOR H. ROSS, Pinal County Recorder
By _____ Deputy

GENERAL NOTES

- PLANNING DEPARTMENT**
 - THE GROSS AREA OF THE SUBDIVISION IS 20.03 ACRES.
 - ZONING INFORMATION
 - ZONING IS R-43.
 - THE NUMBER OF LOTS IS 18.
 - THE APPROXIMATE AREA IN ACRES OF PARKS, RECREATION AREAS, DRAINAGEWAYS, OPEN SPACE AND ALL OTHER PROPOSED NON-RESIDENTIAL USES.
- PUBLIC WORKS DEPARTMENT**
 - PHILLIPS RD. IS THE NEAREST PAVED ACCESS MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION. IT IS ADJACENT TO THIS SUBDIVISION.
 - ANY RELOCATING, MODIFICATION, UNDERGROUNDING, ETC., OF THE EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE PAID BY THE SUBDIVIDER.
 - NOTE ANY PROPOSED ABANDONMENT OF PUBLIC RIGHTS-OF-WAY.
- BUILDING SAFETY DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT**
 - PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL CONNECTIONS TO PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE COUNTY BUILDING SAFETY DEPARTMENT.
 - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY BUILDING PERMITS, ALL PUBLIC SANITARY SEWER FACILITIES SHALL HAVE RECEIVED AN APPROVAL OF CONSTRUCTION FROM THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FROM ADED.

SPECIAL NOTES

- PLANNING DEPARTMENT**
 - NO VARIANCE, WAIVER OR SPECIAL USE PERMIT APPROVAL HAS BEEN GRANTED FOR THIS SUBDIVISION.
 - THIS SUBDIVISION LIES IN FLOOD ZONE "X" PER FEMA FIRM MAP: 0401300475E DATED 12-04-07.
 - MINIMUM LOT SIZE IS 43,580 S.F.
 - NO LOTS ARE SUBJECT TO HILLSIDE DEVELOPMENT DESIGN.
- ENVIRONMENTAL HEALTH AND BUILDING SAFETY DEPARTMENTS**
 - THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER LINE WILL BE DESIGNED AND CONSTRUCTED TO ADED CRITERIA.
 - THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER AUGMENTATION WILL BE DESIGNED AND CONSTRUCTED TO ADED CRITERIA.
 - ALL SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.
 - THE RELOCATION, IF ANY, OF PUBLIC SEWERS WILL BE CONSTRUCTED, INSPECTED, COMPLETED, AND APPROVED BY ADED PRIOR TO ISSUANCE OF COUNTY BUILDING PERMITS.
 - THE RELOCATION OF THE EXISTING PUBLIC SEWER IS BEING DONE FOR THE CONVENIENCE OF THE SUBDIVIDER.
 - ALL DRYWELLS SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE OWNER AND ARE TO BE REPLACED BY THE HOA/OWNER WHEN THEY CEASE TO DRAIN THE STORED SURFACE WATER IN A 36 HOUR PERIOD. ANNUAL INSPECTION AND MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED.

SITE DATA

APN 509-14-020A, 509-14-020B &
509-14-0290
ZONING: R-43
NET AREA: 830,129 S.F.
19.05 AC.

OWNER

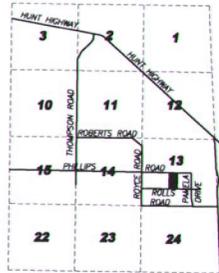
MARK PUGMIRE
HIGHLAND COMMUNITIES LLC
1423 S. HIGLEY ROAD #101
GILBERT, ARIZONA 85296
PHONE: (480) 279-4000
FAX: (480) 588-0483

ENGINEER

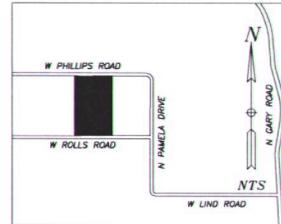
ALLEN CONSULTING ENGINEERS, INC.
3921 E. BASELINE RD. SUITE 112
GILBERT, AZ 85234
P: 480-844-1666
F: 480-830-8453
ace@allencounseling.com

SHEET INDEX

SHEET 1 COVER
SHEET 2 SITE PLAN



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

LEGEND

- SET 1/2" REBAR LS#41076
- BRASS CAP
- FOUND 1/2" REBAR
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITIES EASEMENT
- BSL BUILDING SETBACK LINE
- BCHM BRASS CAP IN HANDHOLE
- ▲ SUBDIVISION CORNER
- (23.30) TOP OF CURB ELEV.

LAND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF _____ AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ANTHONY N. ZAUGG
ALLEN CONSULTING ENGINEERS, INC.
3921 E. BASELINE RD. STE 112
GILBERT, AZ 85234
P: 480-844-1666

ARIZONA REGISTERED LAND SURVEYOR # _____

APPROVALS

TO BE COMPLETED
AT FINAL PLAT

LIEN HOLDER'S RATIFICATION

TO BE COMPLETED
AT FINAL PLAT

ACKNOWLEDGEMENT

TO BE COMPLETED
AT FINAL PLAT

DEDICATION

TO BE COMPLETED
AT FINAL PLAT

ACKNOWLEDGEMENT

TO BE COMPLETED
AT FINAL PLAT

TRACT TABLE

TRACT	USE	ACRES (R.F.)	ACRES (A.C.)
A	RETENTION	53.015	1.217
B	RETENTION	3.222	0.0739
C	RETENTION	2.882	0.0861
TOTAL		59.119	1.357
OPEN SPACE			0.071%

LAND USE TABLE

GROSS ACREAGE	20.03 ACRES
AREA OF STREETS	0.92 ACRES
NET ACREAGE	19.05 ACRES
AREA OF TRACTS	1.35 ACRES
TOTAL NUMBER OF LOTS	18 LOTS
OVERALL DENSITY	0.80 DU/GROSS ACRE
AVERAGE AREA PER LOT	44260.26 S.F.

SERVICE PROVIDERS

ELECTRIC - SALT RIVER PROJECT
TELEPHONE - CENTURION
SEWER - JOHNSON UTILITY
WATER - JOHNSON UTILITY
POLICE/SECURITY - PINAL COUNTY SHERIFF
FIRE - RURAL METRO
SCHOOLS - FLORENCE UNIFIED SCHOOL DISTRICT
SOLID WASTE - PRIVATE
LANDSCAPING - HOA
STREETS - PUBLIC
F.I.R.M. FLOOD ZONE - X

BENCHMARK

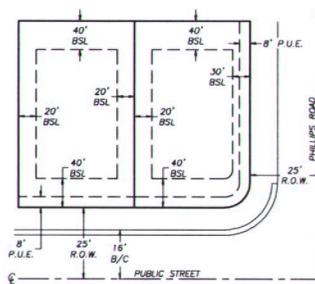
NATIONAL GEODETIC SURVEY CONTROL POINT DESIGNATED AS Q 282 FOUND WITH A POINT IDENTIFICATION NUMBER OF D40872 AS DESCRIBED NEAR THE NORTH WEST CORNER OF PROPERTY.
ELEVATION = 1490.96 FEET (NAVD88)

BASIS OF BEARING

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEARING 300°05'20". (ASSUMED BEARING)

BASE ZONING: R-43

ZONING CASE: PZ-001-16
SETBACKS: 40 FEET
FRONT: 40 FEET
REAR: 40 FEET
SIDE: 20 FEET
MINIMUM LOT WIDTH: 135 FEET
MAXIMUM BUILDING HEIGHT: 30 FEET
MINIMUM LOT AREA: 43,580 S.F.



TYPICAL LOTS
(N.T.S.)



DATE
▲
▲
▲

ALLEN CONSULTING ENGINEERS, INC.
3921 E. BASELINE ROAD #112
GILBERT, ARIZONA 85234
PHONE (480) 844-1666
E-MAIL: ace@allencounseling.com

**SAN TAN HIGHLANDS
PINAL COUNTY, ARIZONA
TENTATIVE PLAT**

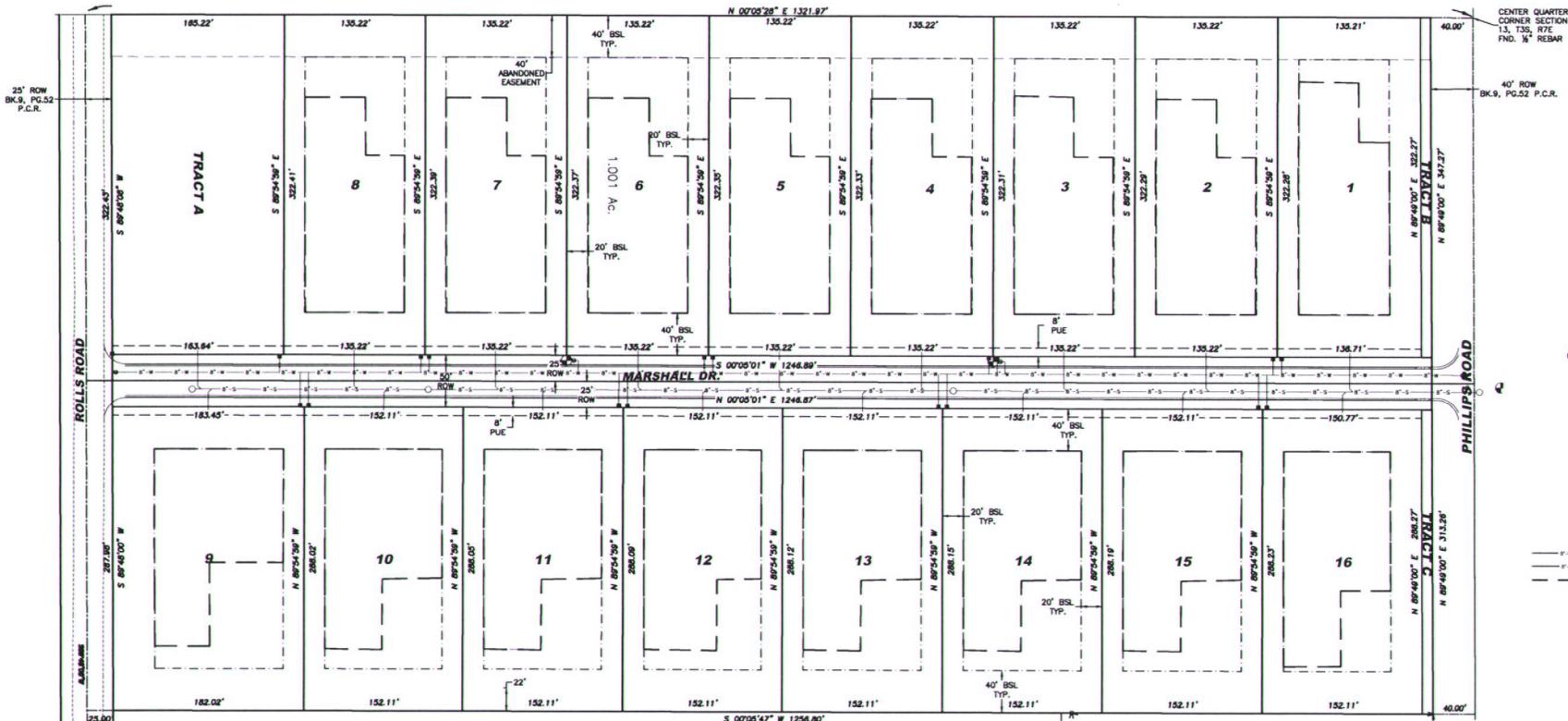
JOB NUMBER	95406	SHEET	1 OF 2
DRAWING	PRELIM-1	DATE	03-16-16
DRAFTSMAN		CHECKED BY	

TENTATIVE PLAT FOR SAN TAN HIGHLANDS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA



SCALE 1" = 50'



LEGEND

- SET 1/2" REBAR L5#41076
- ⊙ BRASS CAP
- ⊙ FOUND 1/2" REBAR
- R.O.W RIGHT OF WAY
- P.U.E. PUBLIC UTILITIES EASEMENT
- BSL BUILDING SETBACK LINE
- BOHH BRASS CAP IN HANDHOLE
- ▲ SUBDIVISION CORNER
- 23.50 TOP OF CURB ELEV.
- BRASS CAP
- ▲ THRUST BLOCK
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ WATER SERVICE
- ▽ REDUCER
- ⊙ BACKFLOW PREVENTER
- ⊙ SEWER CLEANOUT
- ⊙ SEWER SERVICE
- ⊙ SEWER MANHOLE
- ⊙ SIDEWALK / HANDICAP RAMP
- 8" WATERLINE
- 8" SEWERLINE
- - - BUILDING ENVELOPE

TRACT TABLE

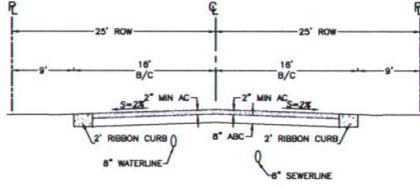
NAME	SQUARE FEET	ACRES
A	53014.98	1.217
B	3222.45	0.073
C	2882.37	0.066

LOT TABLE

NAME	SQUARE FEET	ACRES
1	43816.38	1.008
2	43580.47	1.000
3	43582.87	1.001
4	43585.28	1.001
5	43587.69	1.001
6	43590.09	1.001
7	43592.50	1.001
8	43594.91	1.001
9	52628.44	1.208
10	43812.84	1.008
11	43818.04	1.008
12	43823.25	1.008
13	43828.46	1.008
14	43833.66	1.008
15	43838.87	1.008
16	43850.59	1.002

BUILDING ENVELOPE

NAME	SQUARE FEET	%
1	17,402	39.7
2	17,325	39.8
3	17,424	40.0
4	17,350	39.8
5	17,350	39.8
6	17,350	39.8
7	17,350	39.8
8	17,350	39.8
9	17,392	33.0
10	17,404	39.7
11	17,404	39.7
12	17,404	39.7
13	17,404	39.7
14	17,404	39.7
15	17,404	39.7
16	17,235	39.5



TYPICAL CROSS SECTION RESIDENTIAL STREET (NTS)



ALLEN CONSULTING ENGINEERS, INC.

3921 E. BASELINE ROAD #112
GILBERT, ARIZONA 85234
PHONE (480) 844-1888
E-MAIL: ace@allenconsulting.com

DATE

3921 E. BASELINE ROAD #112
GILBERT, ARIZONA 85234
PHONE (480) 844-1888
E-MAIL: ace@allenconsulting.com

SAN TAN HIGHLANDS
PINAL COUNTY, ARIZONA
TENTATIVE PLAT

JOB NUMBER	95291	SHEET	2 OF 2
DRAWING	PRELIM-2	CHECKED BY	DATE 03-14-16
DRAFTSMAN			

S-003-16

East: GR – Residential
South: GR - Vacant
West: GR – Vacant

FINDINGS:

Site data:

Flood zone: “x” an area that is determined to be outside the 100 year floodplain.
Access: The site is accessed from Phillips Road and Rolls Road.

PUBLIC PARTICIPATION:

Neighborhood Meeting:	November 18, 2015
Neighborhood and agency mail out:	March 14, 2016
News paper Advertising:	Week of March 21, 2016
Site posting: Applicant:	March 28, 2016
Site posting: County:	March 29, 2016

HISTORY: The subject property is zoned GR and is vacant.

ANALYSIS: The applicant is requesting a rezone to R-43 to develop a 16 lot subdivision in the San Tan Valley area. This project is in vicinity of the Hunt Highway corridor, Gary Road, and Thompson Road. To access the site from Thompson Road, you can travel east on Phillips Road and to access the site from Gary Road you can travel west on Lind Road and north on Pamela Drive then west on Phillips Drive or enter the site from the south by using Rolls Road.

In general, the site is relatively flat with a wash running through the western portion of the property. It is largely rural in nature with the exception of the San Tan Heights community which is adjacent to its northern boundary. East of the subject property, at the southwest corner of Phillips Road and Pamela Drive are some newly constructed homes in which those lots were subdivided through the Minor Land Division process. If the requested rezone is approved, the next step for the developer is to go through the subdivision process to create the lots in accordance to the approved stipulations, site plan, Title 3 (Subdivision) of the Development Services Code, and the Subdivision & Infrastructure Design Manual.

The site is located within the Very Low Density Residential land use designation of the Pinal County Comprehensive Plan. This designation allows up to 1 dwelling unit per acre. The intent is to provide for a rural lifestyle as well as to develop within topographical constraints, such as hillsides, rivers and washes. To help transition this development from the adjacent rural areas and to address concerns from the local citizens, staff incorporated applicable policies from the San Tan Foothills Area as stipulations. These policies are a guideline to help preserve the unique character of the San Tan Foothills area and encourage diverse building types, environmental sensitivity, dark skies, modification of County Street standards to protect existing topographic features, building envelopes, low or open wall and fences except for around the dwelling or pool area, washes and new drainage channels to maintain a natural desert character, use of native drought-tolerant plants, continuation of horse privileges, and for new development to use a water provider with an assured 100-year water supply as opposed to individual wells. These stipulations are available for review and consideration in the staff recommendation section of the staff report.

Since this development is unique in nature, staff used a Schedule of Development to give direction on how the site is to be development and for enforcement purposes. A Schedule of Development is one of many planning tools to control time limits for varies stages of development, issuance of building permits, and to enforce or reconsider time limits and conditions placed on the property. Another aspect of a Schedule of Development is that an applicant site plan is solidified after the Board of Supervisor's approval which ensures that the site is being developed as proposed. If there are any major changes to the site plan the applicant will need to amend the site plan by going through a public hearing process. It is Staff's opinion with the recommended Schedule of Development and proposed site plan that the requested rezone will make a good transition from the higher residential density within San Tan Heights and the adjacent rural areas.

The proposal is located within three miles from the Town of Queen Creek municipal planning boundary. Staff sent the proposal to the town for review and comment and as of the writing of this report no comments have been received.

To date, no letters in support and one letter in opposition have been received regarding the requested special use permit.

The **Pinal County Department of Public Works** department provided comments which are included in the correspondence section of this staff report.

The **Pinal County Air Quality Control District** provided comments which are included within the correspondence section of this staff 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 rezone under Planning Case **PZ-001-16**. Furthermore, the Commission must determine that this rezone 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, Highland Communities, LLC., 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 a rezone from GR to R-43.
2. To date, no letters in support and one letter in opposition have been received.
3. The property has legal access.
4. Granting of the rezone request will require, after the time of zoning approval, 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:

After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), Staff recommends approval of this request.

However, in addition to staff recommendations, should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone 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 **PZ-001-16** 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 conditions and time periods enumerated herein constitute the Schedule for Development. The schedule of development applies to the 20.03± acres covered under case PZ-001-16;
2. in order to encourage preservation of the natural character and aesthetic value of the desert within the development, and to allow the developer the flexibility necessary to produce a unique environmentally sensitive project to preserve rural values and lifestyles of the area, the following conditions are agreed to:
 - a) There will be a diversity of building types and building elevations.
 - b) There will be an “environmentally sensitive” subdued entry feature for the development.
 - c) It is anticipated that there will be no street lights in this development. If street lighting is required, it will be accomplished through small, indirect, “bollard-style” light standards.
 - d) Local street standards may be modified, as approved by the County Engineer, to encourage better adjustment to the topography of the area to protect existing topographic features such as washes, boulders and rock outcroppings, and established native vegetation which cannot be moved or salvaged.

- e) Building envelope shall be cordoned off in the field prior to any grading or construction, with the areas outside of the cordoned building envelope remaining in a natural state, both during and after construction. Disturbed areas will be re-vegetated.
 - f) Walls or fences on individual lots within the development shall be low walls or open fences (pipe, rail, iron, stonework, etc.) Except immediately around the home or pool area, where a wall or privacy fence six (6') feet high may be built within the building envelope.
 - g) Generally, the retained washes and new drainage channels shall maintain a "natural" desert character, with little or no disturbance, with the exception of driveways, roadways, and utility crossings.
 - h) Prepare/provide plant list for re-vegetation within the building envelope. Implementation of all the conditions mentioned above shall be accomplished according to the interpretation of the developer/landowner, with Pinal County staff approval.
3. The final plat shall be submitted as a Re-plat of Chandler Heights Ranches Unit III;
 4. the layout of the sixteen lots including building envelopes shall be as shown and set forth on the applicant's submittal documents and site plan dated 3/14/2016;
 5. the applicant/property owner may request the Board of Supervisors set a public hearing to grant an extension of any time period specified in the Schedule for Development;
 6. if a condition is not met at the end of the specified time period for that condition the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the rezoning can schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zone classification;
 7. if at the expiration of the (5) five year time period the property has not completed the subdivision process to create a total of 16 lots, for which it is conditionally approved, or improved in accordance with the Schedule for Development, the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the rezoning, shall schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zoning classification;
 8. no building permits shall be issued based on this rezoning until all conditions are satisfied pursuant to the Schedule for Development and the Planning Director issues a Certificate of Compliance;
 9. the zone change will be shown on the official Pinal County Zoning Map with a "C" indicating the zoning case has been approved conditioned upon a Schedule for Development for a specific use. After compliance with the Schedule for Development by applicant/property owner and issuance of a Certificate of Compliance by the Planning Director the "C" shall be changed to an "R" indicating issuance of a Certificate of Compliance with zoning restrictions which remain with the

land;

10. after compliance with the Schedule for Development, the applicant/property owner shall submit to the Planning Director evidence of compliance and written request for issuance of Certificate of Compliance;
11. upon compliance by applicant/property owner with the Schedule for Development and written request from applicant/property for issuance of a Certificate of Compliance, the Planning Director shall issue a Certificate of Compliance with the zoning restrictions which remain with the land;
12. approval of this rezone 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;
13. all right-of-way dedication shall be free and unencumbered or as approved by the County Engineer; and
14. the drainage plan shall be in accordance with the current Pinal County Drainage Manual.

Date Prepared: 4/12/2016

Revised:

Carole Riley



March 31, 2016

Pinal County
Community Development Department
P.O. Box 2973 (31 N Pinal Bldg F)
Florence, AZ 85132

To Whom It May Concern;

I am writing regarding planning case number PZ-001-16 that is scheduled for a public hearing by the Pinal County Planning and Zoning Commission at 9:00 am on the 21st day of April, 2016.

My property tax parcel is 509-14-015E.

I am opposed to the zone change from GR (General Rural) to R-43 (Single Residence Zoning District) on the 20.03+ acres that Highland Communities, LLC is requesting. I purchased my property to that I could enjoy the calm and serenity that currently exists in the area. I do plan on attending the hearing.

WITHIN 600'

Carole Riley
(formerly Norwalk)

A handwritten signature in cursive script that reads "Carole Riley". The signature is written in black ink and includes a stylized flourish at the end.

Dedrick Denton

From: stanley tomkiewicz [REDACTED] >
Sent: Monday, April 11, 2016 12:37 PM
To: Dedrick Denton; Himanshu Patel
Subject: PZ-001-16 Highland Homes Proposal to change Zoning from GR to R-43.

Dear Sirs,

This email is sent in response to zoning case PZ-001-16. Highland Homes has asked for a change in zoning from GR to R-43. Highland homes has been working with the rural community in good faith over the past several months since the change in zoning was proposed for the property. My neighbors and I have been involved in providing input on the proposed development during that time period. Highland has been responsive to the concerns and desires of the community to retain the look and feel of the rural foothills as development of the area inside the foothills proceeds. I have been obtaining input from dozens of neighbors through out the community including those like myself who are very close to the project. As a community we are always concerned with any change that involves reducing lot size. The property is currently zoned as GR (1.25 acres gross) and the proposal is to change the zoning to R-43 with lot sizes of 1.0 acre net.

It appears that R-43 is the updated zoning which replaced CR-1A zoning. The rural community was involved in creating a series of stipulations that were attached to zoning cases where developers requested GR zoning to be changed to CR-1A in the San Tan Foothills rural community. These stipulations have been discussed with Highland Homes and they have repeatedly expressed their agreement to work within these stipulations if the zoning changes to R-43 zoning is approved.

My neighbors expect that the recommendations outlined below and taken from the Comprehensive Plan need to become stipulations upon granting the zoning change to R-43 (just as they would have been if the zoning were to be changed to CR-1A in the past):

San Tan Foothills Area 3.3 Goal: Maintain the San Tan Foothills Area as a rural enclave. 3.3.1 Objective: Coordinate development to preserve the unique character of the San Tan Foothills Area. Policies: 3.3.1.1 Encourage diverse building types and building elevations. 3.3.1.2 Encourage environmentally sensitive entry features for new developments. Public Responsibilities, those that are primarily incumbent on the County to implement through its policy development and planning, appear italicized. Private and Public Shared Responsibilities, all entities, private and public, share the responsibility of implementing these Policies and these policies appear in plain text. Chapter 3: Sense of Community We Create Our Future: Pinal County Comprehensive Plan 108 3.3.1.3 Encourage preservation of dark skies. If street lighting is required, it should be accomplished through small, indirect, "bollard-style" light standards. 3.3.1.4 Allow for the modification of County street standards to protect existing topographic features such as washes, boulders, and rock out-croppings, and established native vegetation that cannot be moved or salvaged. 3.3.1.5 Identify building envelopes that occupy no more than 40% of the total lot area, and provide a 10-foot setback from any property line for the building envelope that should be cordoned off in the field prior to any grading or construction, with the areas outside of the cordoned building envelope remaining in a natural state, both during and after construction. Disturbed areas should be re-vegetated. 3.3.1.6 Encourage walls and fences to be low or open

(pipe, rail, iron, stonework, etc.), except immediately around the dwelling or pool area, where a wall or privacy fence six feet high may be built within the building envelope. 3.3.1.7 Encourage washes and new drainage channels to maintain a “natural” desert character, with little or no disturbance, except for driveways, roadways, and utility crossings. 3.3.1.8 Discourage development above the 15% slope (contour) and ridge line. 3.3.1.9 Encourage the use of native drought-tolerant plants for re-vegetation within the building envelope. Public Responsibilities, those that are primarily incumbent on the County to implement through its policy development and planning, appear italicized. Private and Public Shared Responsibilities, all entities, private and public, share the responsibility of implementing these Policies and these policies appear in plain text. We Create Our Future: Pinal County Comprehensive Plan Chapter 3: Sense of Community 109 3.3.1.10 Encourage all areas designated as park land to remain intact for park uses. 3.3.1.11 Encourage continuation of horse privileges. 3.3.1.12 Encourage new development to use a water provider with an assured 100-year water supply as opposed to individual wells.

R-43 zoning with the stipulations stated above help maintain the look and feel of rural community in the San Tan Foothills. We appreciate working with a developer, Highland Homes, who is sensitive to the community at large and wishes to be a good neighbor. Given the positive relationship with the Highland Homes and based on the inclusion of the above stipulations, my neighbors and I support the zoning change requested and ask that it be approved. I will be attending the P&Z meeting and wish to speak at the meeting.

Sincerely, Stanley Tomkiewicz





PINAL COUNTY
wide open opportunity

Greg Stanley
County Manager

Memorandum

Date: April 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 SAN TAN HIGHLANDS, Case PZ-001-16

The Engineering Division has reviewed the Rezoning Application for SAN TAN HIGHLANDS, Case No. PZ-001-16 and recommends that it be approved subject to the following conditions:

- 1) All right-of-way dedication shall be free and unencumbered or as approved by the County Engineer;
- 2) The drainage plan shall be in accordance with the current Pinal County Drainage Manual.

rev: L. Chow

COMMUNITY DEVELOPMENT
ENGINEERING DIVISION

San Tan Highlands

Project Narrative

San Tan Highlands

Purpose of Request. The purpose of this request is to rezone approximately 20 acres between Phillips and Rolls Road from GR to R-43.

Proposal Description.

Nature of the project. San Tan Highlands is a proposed single family detached neighborhood consisting of 17 traditional ranch style homes. The nearly 20-acre site is south of Phillips Road and west of Pamela Road in the San Tan Heights region of Pinal County. Its immediately adjacent parcels feature a variety of new and older homes on 1 ¼ acre to 3 acre home sites. San Tan Highlands will be compatible with existing neighborhoods.

Neighborhood design. The neighborhood designs features east-west facing lots along a single street that connects the project to Phillips Road to the north and Rolls Road to the north. Typical lot dimensions are 136' x 322', or approximately 1.0 acres. Street and utility services will meet all public county standards. Since the project satisfies all zoning guidelines, the neighborhood will not have common area tracts or amenities.

Proposed land use. Single-story single family residences is the proposed land use. The project also proposes to adhere to lifestyle goals of the comprehensive plan; i.e., dark skies, open property line fencing with only minor privacy back yard fences, livestock privileges as the Comprehensive Plan suggests, minimal property monumentation, and accessory building privileges per zoning code provisions,

Architectural design. The neighborhood will offer three standard floor plans ranging in size from 2,286 square feet to 2,791 square feet. Available options will increase the standard plan size to as much as 3,115. Custom plans and options will also be available.

Conformance to adopted Comprehensive Plan. The project conforms to the adopted Comprehensive Plan as shown by the attached compliance checklist.

Location and accessibility. The project is located on the south side of Phillips Road, the north side of Rolls Road and west of Pamela Drive in the San Tan Heights area. The project has excellent accessibility from paved section road on Phillips Road and paved collector road on Rolls Road.

Utilities and services. The project is within the Johnson Utilities service area for water and sewer provision. Salt River Project will provide electric power. City of Mesa gas service is available to the site.

Neighborhood meeting information. The applicant held a neighborhood project information meeting on 18 November 2015 at the Eduprize School. The attached documents describe the notice, attendance list and minutes of the meeting. The participants expressed general acceptance of the

project design and features. One participant, however, felt that the project density should be reduced from 17 homes to 16 homes.

Conclusion. San Tan Highlands is a project with large homesites and extensive owner freedoms that fits comfortably in its desert setting with its existing neighbors.

ALLEN CONSULTING ENGINEERS, INC.

3921 E. Baseline Road, Ste 112
Gilbert, Arizona 85234
Ph: 480-844-1666 Fax: 480-830-8453
E-mail: ace@allenconsultengr.com

January 20, 2016

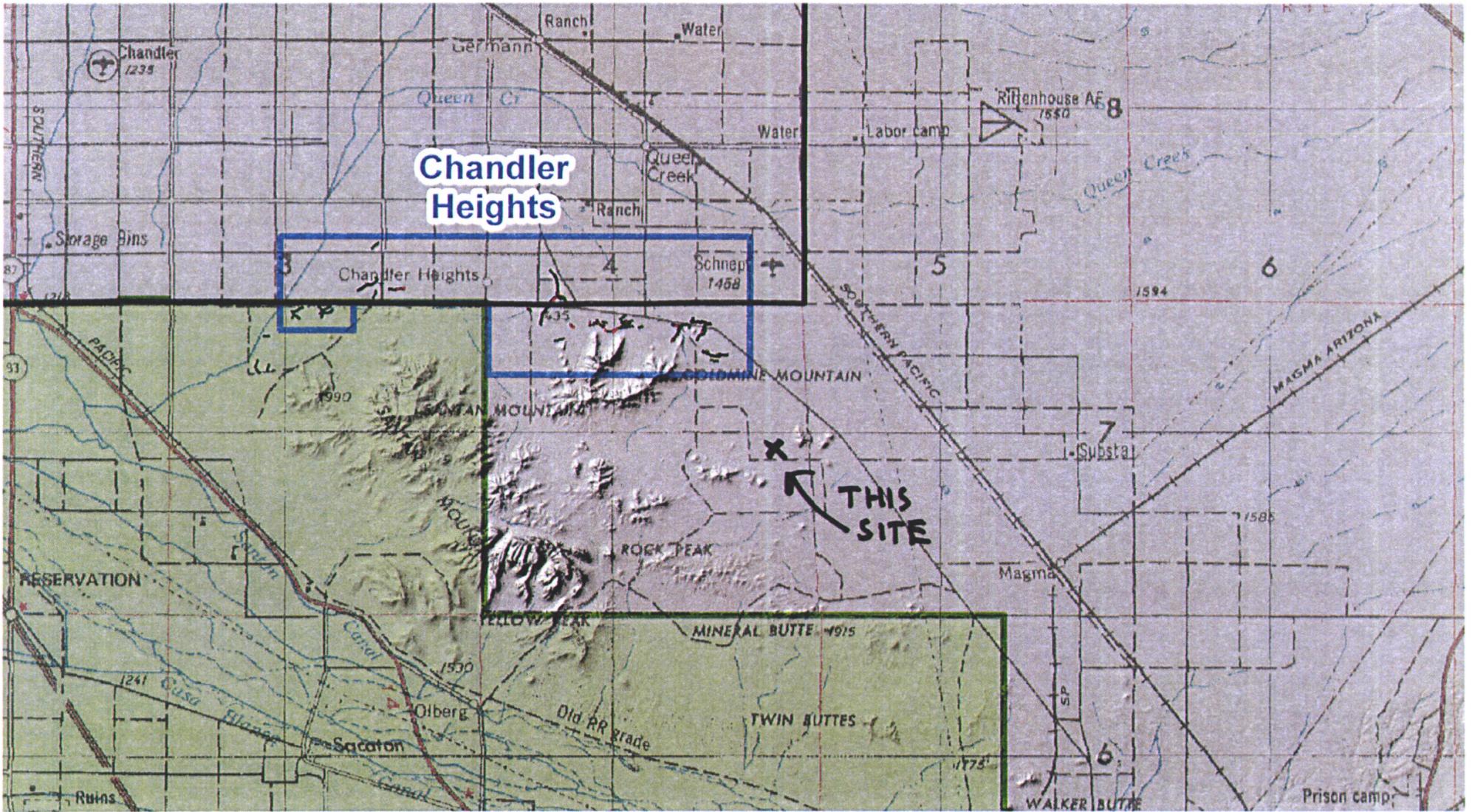
Attn: Dedrick Denton
Planner II
Planning & Development
Pinal County

RE: San Tan Highlands – Zone Change Application - Item F

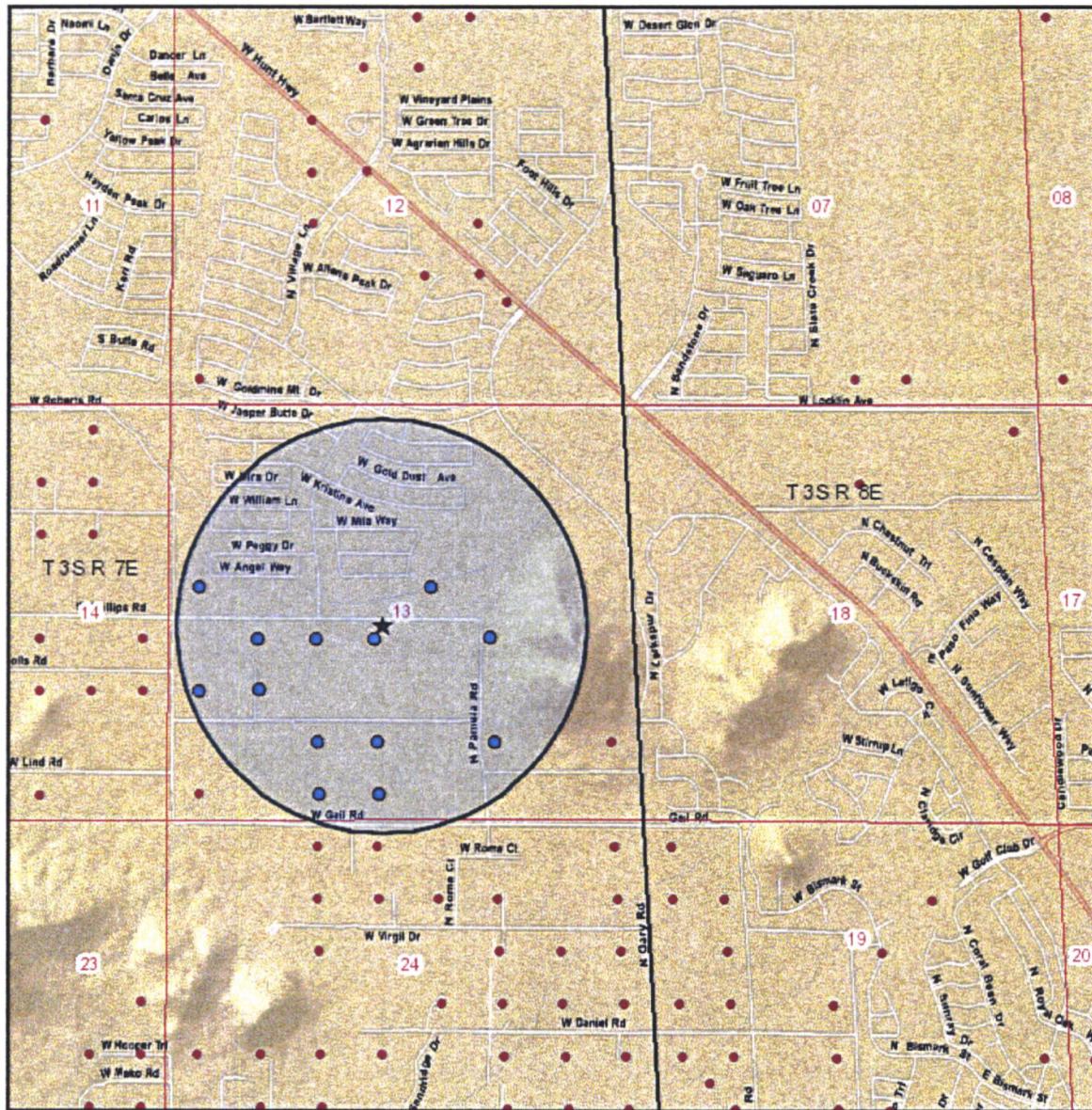
ITEM F – WATER SUPPLY:

- 1.) The water service provider is: Johnson Utilities, LLC.
- 2.) The estimated water demand is: 4,420 gallons per day.
 - a. This value was calculated from the Johnson Utilities, LLC Design Guide – Section 1.2 which states that residential demand will be based on 100 gallons per day per person at 2.6 persons per dwelling unit for a total of 260 gallons per dwelling unit. $260 \text{ gallons/D.U.} \times 17 \text{ units} = 4,420 \text{ gallons per day.}$
- 3.) Johnson Utilities water supply comes primarily from: groundwater
- 4.) Groundwater supplemental data:
 - a. Depth to bedrock: ~825 feet
 - b. Depth to groundwater: ~605 feet
 - c. Known fissures: The Chandler Heights Fissure Study Area is located ~1.5 miles away.
 - d. There are 13 registered wells within 0.5 miles of the San Tan Highlands development.
 - e. The above data was obtained from the Arizona Department of Water Resources as well as the Arizona Geological Survey. Printouts of the data used to answer questions a-d above are included with this submittal.

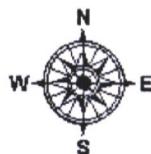
Regards,
Greg Allen



Wells Within 0.5 Miles of San Tan Highands



- Registered Well(s)*
- Selected Well
- Selection Area
- CAP Aqueduct
- River
- Interstate
- State Route
- US Route



0.15 0.15 0.15 Miles



For more information about this map contact:
 Arizona Department of Water Resources
 3550 N Central Avenue
 Phoenix, AZ 85012
 Phone: (602) 771-8500 or 1-800-352-8488

Map created on 1/22/2016

*Locations are approximate and based on the well's legal description

REGISTRY_ID	GWSI_SITE_ID	CADASTRAL	OWNER_NAME	WELL_TYPE_GROUP	WELL_DEPTH	CASING_DEPTH	CASING_DIAMETER
518996		D03007013CBA	SHERRIE CAMPBELL	EXEMPT	600.00	600.00	6.00
522658		D03007013CBD	POWER, JAMES,	EXEMPT	780.00	20.00	8.00
519062		D03007013CAA	COLLINS, BRETT,	EXEMPT	870.00	20.00	6.00
557538		D03007013CDB	ETHEL REARDON	EXEMPT	850.00	850.00	8.00
518306		D03007013CBD	DOUG TAYLOR	EXEMPT	780.00	20.00	8.00
516126		D03007013CBC	MERRY, TAMBERLYN,	EXEMPT	0.00	0.00	0.00
598300		D03007013DCA	J B HOMES	EXEMPT	0.00	0.00	0.00
530615		D03007013CDA	CAROLE NORWALK	EXEMPT	1150.00	1150.00	7.00
544689		D03007013ACC	SIRIMARCO, JOE,	EXEMPT	880.00	880.00	6.00
208528		D03007013DBA	CARL SCIAMANNA	EXEMPT	0.00	0.00	0.00
558249		D03007013CDC	CATALINA RIOS HERNANDEZ	EXEMPT	800.00	25.00	8.00
481845		D03007013BCC	MOUNTAIN REAL ESTATE INVESTOR CORP	NON-EXEMPT	0.00	0.00	0.00
548141		D03007013CDD	ESKUCHE, PAUL,S	EXEMPT	1420.00	25.00	6.00
504863		D03007013CAB	HEMBREE, TERRY,L	EXEMPT	570.00	61.00	8.00

REGISTRY_ID	APPLICATION	INSTALLED	WATER_LEVEL	PUMP_RATE	RGR_P UMP_D ATA	COMPLETION_R EPORT_STATUS	DRILL_ LOG	UTM_X_METERS	UTM_Y_METERS
518996	9/8/1987	9/28/1987	450.00	6.00	NO	X	X	444424.80	3670087.00
522658	10/20/1988	2/17/1989	400.00	0.00	NO	C	X	444427.10	3669884.00
519062	9/17/1987	11/9/1987	850.00	8.00	NO	X	X	444882.00	3670087.00
557538	4/22/1996	5/18/1996	520.00	5.00	NO	X	X	444660.80	3669682.00
518306	6/28/1987	2/17/1989	400.00	0.00	NO	C	X	444427.10	3669884.00
516126	11/21/1986		0.00	0.00	NO			444193.00	3669884.00
598300	4/30/2003		0.00	0.00	NO			445355.20	3669684.00
530615	1/18/1991	2/15/1991	850.00	10.00	NO	X	X	444892.30	3669683.00
544689	7/13/1994	9/20/1994	780.00	0.00	NO	C	X	445104.10	3670290.00
208528	7/15/2005		0.00	0.00	NO			445339.30	3670088.00
558249	6/10/1996	9/17/1996	450.00	0.00	NO	C	X	444664.50	3669480.00
481845	11/22/2004		0.00	0.00	NO	A		444192.80	3670289.00
548141	5/1/1995	6/17/1995	950.00	0.00	NO	C	X	444897.40	3669481.00
504863	11/14/1996	4/1/1983	400.00	0.00	NO			444653.40	3670087.00

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public:
No public payment for services
2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan:
See traffic statement
3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan:
N/A
4. 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 excessive noise or smoke, fumes, dust or glare will result.
5. What type of landscaping are you proposing to screen this use from your neighbors?
Screening is unnecessary and visually destructive.
6. What type of signage are you proposing for the activity? Where will the signs be located?
Temporary signs on Phillips Road
7. 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
8. 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 homes will disturb the reasonable minimum amount of property. The site will maintain existing vegetation as much as reasonably prudent. The site will minimize lighting, fencing, and hardscape improvements.
9. Have you discussed possible conditions that may be placed on the approval with the Planning Department? YES NO
10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? YES NO

PROPERTY OWNERSHIP LIST
(required for filing all applications)

See separate labels

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: _____

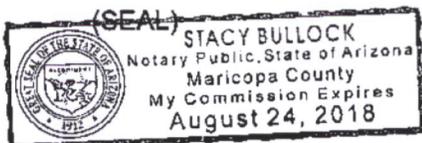
Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the 15th day of Dec, 2015, at the office of PIONEER TITLE, and is accurate and complete to the best of my knowledge.

Mark D. R.
Signature

20 Jan 2016
Date

Acknowledged before me by Mark D. Pugmire, on this 20th Day of Jan, 2016



Stacy Bullock
Signature of Notary Public

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

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.

1425 S. Higley Road # 101
Gilbert, AZ 85296

HIGHLAND COMMUNITIES, L.L.C. 480.279.4000
Name of Landowner (Applicant) Address Phone
Number

Mark D. Pugmire MARK D. PUGMIRE pugmark@highlandcommunitiesaz.com
Signature of Landowner (Applicant) Address E-Mail

Name of Agent Address Phone
Number

Signature of Agent Address E-Mail

The Agent has the authority to act on behalf of the landowner, 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.

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

HIGHLAND COMMUNITIES, L.L.C.
[Insert Company or Trustee's Name]

By: Mark D. Pugmire
[Signature of Authorized Officer or Trustee]

Its: Authorized Agent
[Insert Title]

Dated: 20 Jan 2016

STATE OF Arizona)
COUNTY OF Maricopa) SS.



The foregoing instrument was acknowledged before me, this 20th day of Jan, 2016
by Mark D. Pugmire Authorized Agent
[Insert Signor's Name] [Insert Title]
Highland Communities LLC, an AZ LLC
[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.

Stacy Bullock
Notary Public

My commission expires: Aug 24 2018

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

STATE OF _____)
COUNTY OF _____) SS.

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

Appendix A: Comprehensive Plan Compliance Checklist

Purpose:

Provide guidance to ensure conformity of development proposals with the Pinal County Comprehensive Plan.

Intent:

1. Explain how to determine if development proposals are compatible with the Comprehensive Plan.
2. Explain why unique conditions exist to deviate from the Plan.

The Pinal County Comprehensive Plan graphics, Land Use, Circulation (two graphics), and Economic Development, are not intended to be zoning maps that outlines specific locations and parcel-by-parcel determination for land uses and facilities. The Comprehensive Plan's intent is to provide policy direction and a framework for how the Pinal County "development form" or layout should occur over time. It is not the intent to predetermine specifically where land uses must occur. Guidelines within the Land Use element provide direction on development and how it relates to transportation corridors, surrounding land uses, public facilities, and natural environment.

Determination:

Comprehensive Plan Compliance is determined by the development's conformity with the Comprehensive Plan's land use designations (Land Use graphic and Land Use element text) and activity centers (Land Use and Economic Development graphics and Economic Development element text) as well as the goals, objectives, policies and guidelines outlined in the Pinal County Comprehensive Plan. Planning guidelines for each of the land use designations and Activity Centers are also included in the Land Use element. It is important to note that all components and concepts may not apply to every potential proposal.

Organization:

The Compliance Checklist focuses on two major components:

1. Consistency with Pinal County's Vision Components
2. Consistency with the Plan's Key Concepts illustrated on Land Use, Circulation, and Economic Development graphics.

How Is the Checklist Used?

Various concepts are discussed and a "YES" checkbox is provided to indicate if the proposal complies with the key concepts of the Plan.

- If a project complies, it receives a ✓ in the appropriate box.
- If it does not comply, the checkbox will remain blank, and additional information would need to be provided to explain the unique circumstance, if applicable.

- If a project has no relation to a particular check list item, a “non applicable” response is acceptable with a brief explanation.

Who Should Use the Checklist?

Developers, staff, and decision-makers should use the Comprehensive Plan Compliance Checklist.

- ✓ Developers should use this checklist as a guide to the Plan’s policies in the early stages of a development proposal and when submitting an application for review.
- ✓ Staff should use it to review development proposals and to make recommendations to decision-makers. The checklist can assist in developing the staff report.
- ✓ Decision-makers can use the checklist to better understand how well a proposal does or does not comply with the Pinal County Comprehensive Plan.

PART ONE

Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

Pinal County Vision The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

Is consistent with the **Sense of Community** vision component

Please explain:

The project mirrors the area's existing Sense of Community by lot size, residence design, and property use

Mobility and Connectivity—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County's native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area's quality of life.

The proposal:

Is consistent with the **Mobility and Connectivity** vision component

Please explain:

The project capitalizes on adjacent ^{and existing} transportation assets. See the attached Traffic Impact statement.

Economic Sustainability—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents' needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County's conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

Is consistent with the **Economic Sustainability** vision component

Please explain:

The project has no strong impact on this vision component.

Open Spaces and Places—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

Is consistent with the **Open Spaces and Places** vision component

Please explain:

The project employs large lots and minimal impacts to comply with this component

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

Is consistent with the **Environmental Stewardship** vision component

Please explain:

Single story construction and minimal project disturbance ~~quality~~ show the project's consistency with this component

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County’s clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

Is consistent with the **Healthy, Happy Residents** vision component

Please explain:

The project has ready immediate access to San Tan Regional Park and other healthy and safe activity options

Quality Educational Opportunities—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

Is consistent with the **Quality Educational Opportunities** vision component

Please explain:

This component project provides residents with ready access to quality educational opportunities.

PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

Consistency with the Land Use Designation shown on the graphics

The project land uses:

- Are shown as indicated on the Land Use and Economic Development graphic
- Are not shown as indicated on the Land Use and Economic Development graphic

Consistency with the Mixed Use Activity Center Concept

The project land uses:

- Meet the Mixed Use Activity Center requirements
- Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

- Are consistent with the applicable Planning Guidelines described in the Land Use element

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

- Is consistent with the Economic Development element
- Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Please explain:

The project has little impact on commercial development opportunities

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

- Clusters development to protect open space and agriculture
- Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Please explain:

The project provides for equestrian and rural lifestyle uses.

System of Connected Trails and Preservation of Open Space

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to all projects/proposals/actions.

The proposal:

- Is consistent with *Pinal County Trails and Open Space Master Plan* and *Comprehensive Plan Open Space and Places Chapter*
- Includes additional information about how the development addresses the open space Vision and goals

Please explain:

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

- Address environmentally sensitive areas it may impact.
- Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

The project has no impact on any known conservation sites

Water Resources, Public Facilities/Services, and Infrastructure Support

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

- Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:

Johnson Utilities provides water for this project

NEIGHBORHOOD MEETING NOTICE

Highland Communities, L.L.C., ("Highland") owns approximately 20 acres south of Phillips Road and west of Pamela Road in the San Tan Heights area of Pinal County, Arizona. Highland plans to develop this parcel as 17 one-acre lots suitable for single family detached residences. Consequently, Highland proposes to change the property's current GR zoning classification to R-43.

The proposed development affects your community. Highland, therefore, invites you to attend a neighborhood information meeting at the Eduprize School. Relevant meeting information is:

Date: 18 November 2015

Location: Eduprize School Media Center
4567 West Roberts Road
Queen Creek, Arizona 85142

Time: 6:00 p.m. to 7:00 p.m.

Highland representatives will be available to present the project and answer questions. Please inform your neighbors of this meeting.

We look forward to being with you.

HIGHLAND COMMUNITIES

SAN TAN HIGHLANDS

NEIGHBORHOOD MEETING

MINUTES

Highland Communities, L.L.C. held a public neighborhood meeting on 18 November 2015 at the Eduprize School, Roberts Road, Queen Creek, Arizona 85142. The meeting began at 6:00 p.m.

Meeting attendance included four representatives from Highland Communities; Mark Pugmire, Erik Pugmire, Judy Manning and Judy Gillum. Two members of the general public attended, Susan Campbell and Stan Tomkeiwicz.

Mark Pugmire presented the San Tan Highlands project to Ms. Campbell ("Susan") and Mr. Tomkeiwicz ("Stan"). Mark explained that Highland planned R-43 zoning for the San Tan Highlands 20-acre parcel. Highland also planned the following project features:

1. All single-story homes.
2. No solid fencing except for limited privacy fencing around a small back yard.
3. No street lights.
4. No entry monuments.
5. No gutter or sidewalks.
6. Minimum site disturbance for building pad construction.
7. Livestock privileges as the county zoning code allows.

Mike and Susan had no objections with the project features. Instead, they expressed support for the general development plan and features.

However, Susan expressed strong concerns that the project proposed 17 home sites instead of 16. Susan worried that Highland's proposed density of 0.85 homes per acre might be a dangerous slippery slope to unacceptably higher density. Stan said that the slightly higher density was likely acceptable because the development planned compatible rural development standards.

Highland gave Stan a tentative preliminary plat. Stan planned to talk to other neighbors about the project.

The meeting dismissed at 6:50 p.m.

SUP-001-16



PINAL COUNTY
wide open opportunity

MEETING DATE: April 21, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-001-16 (Terra Solutions Backwash Storage and Evaporation Ponds)**

CASE COORDINATOR: Evan Balmer

Executive Summary:

Due to a notice deficiency this case will not be heard and will be rescheduled for a later date, no additional action is necessary

Date Prepared: 4/14/2016 - ewb
Revised: