



MEETING DATE: November 1, 2023

TO: Pinal County Board of Supervisors

CASE NO.: **SUP-005-23, Christiansen Recreation**

CASE COORDINATOR: Sangeeta Deokar, Senior Planner

Executive Summary:

Craig Christiansen, owner/applicant, and Earl & Curley, P.C./Taylor Earl, agent, requesting approval of a Special Use Permit to operate a **recreation field**, located about 1/4th mile northwest of Farrell Road and North Stonebluff Road about 2.75 miles south of Maricopa SR 238 Highway in the unincorporated area of Pinal County.

If This Request is Approved:

The applicant will proceed to a site plan submittal as necessary.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the Special Use Permit with attached stipulations.

LEGAL DESCRIPTION: A portion of Section 33, Township 04 South, Range 02 East of G&SRB&M, tax parcel 510-110260, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: SUP-005-23 – PUBLIC HEARING/ACTION: Craig Christiansen, owner/applicant, and Earl & Curley, P.C./Taylor Earl, agent, requesting approval of a Special Use Permit to operate a recreation field, on a 9.06± acre parcel in the GR (General Rural) Zone, situated in a portion of Section 33, Township 04 South, Range 02 East of the G.R.B. & M., Pinal County, Arizona, Tax Parcel 510-11-0260 (legal on file), located about 1/4th mile northwest of Farrell Road and North Stonebluff Road about 2.75 miles south of Maricopa SR 238 Highway, in unincorporated area of Pinal County.

PARCEL: 510-11-0260 (Legal on file)

LANDOWNER/APPLICANT: Craig Christiansen

AGENT: Taylor Earl, Earl & Curly, P.C.

LOCATION:

The subject site is located 1/4th mile northwest of Farrell Road and Stonebluff Road, approximately 2.75 miles south of Maricopa SR 238 Highway, in the unincorporated area of Pinal County.

DEVELOPMENT SERVICES
Planning Division

SIZE:

9.06± acres.

COMPREHENSIVE PLAN:

The Comprehensive Plan land use designation for the property is Very Low Density Residential (0-1du/ac), where “the intent is to provide for a rural lifestyle as well as to develop within topographical constraints, such as hillsides, rivers and washes”.

ZONING:

The subject parcel is currently zoned GR – General Rural. At present, the owner is building a residence on the property and attempting to develop the remaining property as a ‘rural’ residential property for recreation.

SURROUNDING ZONING AND LAND USE:

North: General Rural Zone (GR)–Developed, natural desert

South: General Rural Zone (GR)–Vacant, natural desert

East: General Rural Zone (GR) – Developed Residential

West: General Rural Zone (GR)–Vacant, natural desert

PUBLIC PARTICIPATION:

Neighborhood Meeting:	June 15, 2022
Agency mail out:	Week of Aug 28, 2023
Newspaper Advertising:	August 29, 2023, October 13, 2023
Property mail out:	Week of Aug 28, 2023
Site posting, Applicant and Staff:	August 30, 2023, October 13, 2023

COMMISSION ACTION/RECOMMENDATION (SUP-005-23): At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 8-0, to recommend approval of **(SUP-005-23)** based upon the record as presented, with the 25 stipulations and with an addition of words ‘as applicable’ at the end of stipulation number 16 as shared below:

SUP-005-23 STIPULATIONS

- 1) Issuance of an SUP does not relieve the applicant from the responsibility of obtaining site plan approval, a building permit or any other permit or approval required by any other applicable law;
- 2) All Federal, State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, site plan review, etc.;
- 3) The property is to be developed in conformance with the site plan submitted in this SUP, along with a specific site plan to include a maximum of 7 Recreational vehicles, which shall be submitted for review and approval, subject to Chapter 2.200 PCDSC;
- 4) This SUP runs with the land covered by the SUP and shall be binding on the property owner and where applicable also the lessee of the property covered by the SUP;

- 5) This SUP authorizes a use to be developed in a particular way as specified by the permit and its conditions as a recreation field;
- 6) The Owner will be the caretaker of the property, shall live on the premise and will ensure all stipulations covered by the SUP are followed;
- 7) This SUP shall be valid for the duration of 5 years and is subject to conditions of approval reviewed every 12 months;
- 8) All landscaping, trees, shrubs shall be native desert vegetation selected from Arizona Department of Water Resources Low water use /drought tolerant plant list for the PINAL Active Management area/Pinal County Riparian Area Guidelines, to preserve the local character, enhance natural and native vegetation;
- 9) Salvaged plants shall be planted on site to remediate effects of all disturbed areas;
- 10) Applicant/owner to ensure riparian area protection by following guidelines as provided by the AZGFD;
- 11) Applicant/owner to follow fencing guidelines as outlined by the AZGFD for ensuring safe wild life corridors are maintained for movement;
- 12) Applicant/owner to follow AZGFD wildlife friendly culvert design guidelines;
- 13) Applicant/owner to follow Lighting zone 1 development service code for outdoor lighting for General Rural zone;
- 14) Owner to follow applicable camping regulations per Title 16- Parks and Recreation, Chapter 3, Section 16-54 of the PCDSC;
- 15) The proposed site plan should have 24' paved ingress-egress, paved camping sites , paved parking;
- 16) Stabilization of commercial parking, drives and yards shall be conducted pursuant to Pinal County Air Quality Code of Regulations Chapter 4, Article 4. Residential parking and drives shall be stabilized pursuant to PCAQ Code of Regulations Chapter 4, Article 5, as applicable;
- 17) Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance. Refer Pinal County Air Quality Code of Regulations, Chapter 4, Article 3;
- 18) All construction activity must conform to the earthmoving activity requirements in accordance with Section 4-3-160 through 190 of Pinal County's Air Quality Code of Regulations;
- 19) Waste generated on the site will be responsibility of the owner to dispose and hauling services;
- 20) Violation of these conditions at any time may involve revocation proceedings by the Pinal County Development Services Department;

- 21) Any change or expansion of use shall require approval of the Board of Supervisors under the procedures pursuant to section 2.150.020 of the Development Services Code.
- 22) A Traffic Impact Analysis will be required. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Site Plan approval. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 23) A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved drainage plan shall provide retention for storm waters in an on-site retention area or as approved by the County Engineer;
- 24) All applicable Federal, State, and local regulations shall be complied with, including, but not limited to, the Arizona Department of Health Services' Administrative Code regulations governing campsites;
- 25) All right-of-way dedication shall be free and unencumbered.

Date Prepared: 10/11/2023 SD

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PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 249810)

Regular Meeting
9:00 a.m.
Thursday, September 21, 2023
Emergency Operations Center (EOC)
31 N. Pinal Street, Bldg. F, Florence, Arizona

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ORIGINAL PREPARED FOR:
PINAL COUNTY, ARIZONA

1 005-23.

2 DEOKAR: Good morning, Chair, Vice Chair and
3 Commission Members. Sangeeta Deokar, senior planner,
4 presenting the next case. This case is a special use permit
5 again for Christiansen property owners for a recreation field.
6 The proposal is requesting approval, once again for a special
7 use permit to operate a recreation field with seven recreation
8 vehicles to be used as glamping or campsites on a nine acre
9 site in a GR zone. The location is about one-fourth mile
10 northwest of Farrell Road and Stonebluff Road, approximately
11 2.75 miles south of the Maricopa State Route 238 in Pinal
12 County. Owner is Craig Christiansen and Agent is Taylor Earl,
13 from Earl & Curley, P.C. Size of this parcel is 9.06 acres.
14 This is the County map, once again showing the location with a
15 red star. You can see that it is on the west of Maricopa,
16 western portion of the County. The vicinity map showing the
17 location for this parcel, and the special use permit shown in
18 a red dot. You can see that it is surrounded by properties
19 which are really large in size, General Rural, really a rural
20 development in this area. On the, further if you zoom down
21 into the zoning, you can see north, east, south, all these are
22 General Rural zoned large lots to the north and south,
23 approximately 10 acres. To the west is the BLM Land, and
24 further west is the State Land. And that is the portion of
25 the proposed regional park (inaudible) regional park by the

1 County. The area map further showing the extent and the - of
2 the outreach of property owners that were intimidated of this
3 special use permit. And one can see the development of
4 approximately 10 to 15 property owners around this parcel.
5 The aerial map showing the location of this parcel. You can
6 see of portion of the mountains to the south and the actually
7 along the west portion further, and it almost is at the
8 foothills of these beautiful mountains. You can see large
9 washes that cross across diagonally northeast to southwest of
10 this property. This is the site plan that has been proposed
11 to by the applicant. One can see that this - the applicant
12 is, and the owner is actually proposing a private residence on
13 the west portion of this parcel. There's a large wash that
14 goes across, as talked about earlier, going from the northeast
15 to the southwest portion to the - south is - actually this is
16 the whole - this whole wash is a part of the riparian habitat.
17 And one can see that the access to the site is - there are two
18 access (inaudible) basically in the center, and there's also
19 an exit to the south of this. This, on the east side is the
20 Stonebluff Road from where you access the site. On the west
21 portion, it is abutting the regional park that is proposed by
22 the County. One can see that the way the site plan has been
23 laid out, it ensures that the riparian habitat is protected.
24 It doesn't kind of come over. There are seven spots which are
25 located to the southern portion, southeast portion, closer to

1 the road and kind of accessed directly in the frontage
2 portion. There is a buffer which can be seen along road,
3 approximately 40 feet of a landscape buffer that would be
4 acting as a visual, kind of, you know, screening from the
5 road. It also kind of gives a certain privacy to this nine
6 acre parcel. The way the layout is, this camping or glamping
7 area is basically areas that have - that they are (inaudible).
8 There's a separate septic system for all of the seven
9 recreation vehicles, and there's a separate septic for the
10 residents. The resident is going to be staying on the site.
11 This is their private residence. They would like to use this
12 - share this beautiful location with people who would want to
13 come and stay for a short duration. The maximum duration that
14 would be allowed is 14 days, as per our Pinal County camping
15 and, you know, Open Space and Trails division that they have
16 for campsites. There is going to be a special process which
17 is the site plan process which would further detail out in
18 terms of looking at drainage, looking at traffic impacts,
19 looking at details required for all of the requirements for
20 the site plan. So this is not a landscape exhibit that shares
21 the portion that is going to be landscaped, which is on the
22 eastern boundary of this site with the plant material that is
23 very much local to that region. There is going to be a fence
24 on the western side, which is along the - at a regional park,
25 and there is not going to be any access from this site

1 directly to the regional park. If any of the residents or
2 people who are coming in for camping, glamping and use, they
3 would have to access it to the regular Pinal County entrances
4 of this park. They would just able to view, enjoy the view
5 sitting from the - or, you know, enjoying the site. Some
6 pictures taken along North Stonebluff Road. South. East,
7 which is opposite, and into the site you can see the backdrop
8 of the mountains and the board that was put up, site posting,
9 ensuring that the property owners in and around are intimidated
10 of this special use. Some items for Commission consideration.
11 This use will allow the operation of recreation, as a
12 recreation field with a maximum of seven glamping sites on a
13 9-plus acre on the GR zone. The County Comprehensive Plan use
14 is Very Low Density, which is - it's comprised (inaudible).
15 The requested use is similar to the use as planned for the
16 regional park to the west of the parcel. This is very much a
17 passive recreation use of the site. Property would be
18 accessed from the Stonebluff Road, with two ways in and out of
19 the site. There's a 40 feet buffer along this road that would
20 be used as a visual barrier. After granting of the special
21 use permit, the applicant would be required to apply for a
22 site plan process, which is an independent application, and
23 further details would be kind of (inaudible) out and would be
24 addressed at that level. Public responses, I have shared two
25 letters of support and two letters in opposition that we have

1 received. Staff recommends approval with 24 stipulations that
2 have been in the staff report for your review. I'm open for
3 any questions at this point in time. We also have a
4 presentation from the applicants and they are here. The
5 owner's also here to share what the use of the site
6 (inaudible) for.

7 RIGGINS: Okay. Commissioners, questions of staff?
8 Commissioner Klob.

9 KLOB: Through the Chair, thank you. What kind of -
10 (inaudible) guarantees, I know there's no guarantees - but
11 what can we do as a County to ensure there is no, you know,
12 they couldn't put a gate or an opening in the fence at a later
13 date, or access of horseback rides, ATV's, whatever, you know,
14 into the park?

15 DEOKAR: Sure. I think Kent Taylor, the Open Space
16 and Trails Director, would like to share some of the
17 experiences in the past with such projects.

18 KLOB: Thank you.

19 TAYLOR: Good morning Chair, Commissioners, Kent
20 Taylor, I'm the director of Open Space and Trails. To
21 specifically address your question, once the park is open, we
22 have park staff, specifically park rangers that do nothing but
23 exactly that. So patrol park perimeters and then ensure our
24 park rules are actually enforced. So that's how we would
25 address that.

1 KLOB: Would there be something barring them from
2 offering horseback rides up into the park?

3 TAYLOR: That would be a discussion they would have
4 to have with staff, as far as an activity within the park, and
5 we would address that through that application and permit
6 process.

7 KLOB: Okay. So there either could be access.

8 TAYLOR: Could be, but it's not built into our park
9 plans.

10 KLOB: Okay, thank you.

11 RIGGINS: Other Commissioners, questions. Sangeeta,
12 I have a question. You brought up for us a preliminary site
13 plan, I don't see that anywhere in the paperwork, is that
14 preliminary site plan part of this case?

15 DEOKAR: The packet did include that.

16 RIGGINS: I don't, I don't have it in mine, that I
17 could find. But if - is it the preliminary that you - could
18 you bring that back up?

19 DEOKAR: Yeah, sure.

20 ??: It's in the applicant (inaudible).

21 RIGGINS: And I, well I just - I just I just don't
22 have it. But so that part of our case, that preliminary site
23 plan is part of our case.

24 DEOKAR: Yeah, yes.

25 RIGGINS: Perfect. So I just have a couple of

1 questions on that. I see they have included a collective
2 septic system for the trailers?

3 DEOKAR: That's correct.

4 RIGGINS: Okay, so septic is part of this, are they
5 providing water for the trailers?

6 DEOKAR: Water for the trailers, yes.

7 RIGGINS: Okay. So they will have a - is there a
8 water district there, or this will be with a well?

9 ??: Well.

10 RIGGINS: Be with a private well. Okay. All
11 righty. And I assume if you're providing all those things,
12 you're providing electric as well. Okay. All right. The
13 septic system, I'm sure, will be under the auspices of the
14 health department. There'll have to be health permits for all
15 those things.

16 DEOKAR: Yes.

17 RIGGINS: Okay, that answers my questions. Any
18 other - any - Commissioner Del Cotto.

19 DEL COTTO: Thank you, Chair. So yeah, I was
20 wondering why that it may be called something other than an RV
21 park, but I just wondered if you all could comment on that,
22 because there seems to be quite a bit of it in our
23 neighborhood already, and - so none of this has been built
24 yet? So I do commend them for coming through Pinal County in
25 order to get a permit to do what they are asking to do, and I

1 think it's a great idea whether it's called an RV park, you
2 know, or whatever, I think it's something that's going on in
3 our community and it's needed so people enjoy the winters out
4 there and they, you know, they like to spend time in our
5 desert. So I think it's a great idea that they're - that
6 we're figuring out a way to accommodate them in regards to
7 what they would like to be doing in the winter time. In
8 regards to RVing, camping, is it like a combination of camping
9 and RVing then?

10 DEOKAR: Correct.

11 DEL COTTO: So would you refer to that as dry
12 camping?

13 DEOKAR: Yes, to a certain extent, yes.

14 Commissioner Del Cotto, this is not a standard RV park. A
15 standard RV park has multiple amenities, a swimming pool, they
16 have the community clubs and all of that. This is a passive
17 recreation field. People coming in during - for a short
18 period for 14 days maximum, ensuring that there is no noise
19 issues that any other RV park would be having. And I have a
20 presentation and the applicant does have a presentation that
21 clearly talks about more in detail of what you just
22 questioned, and if we are ready for that -

23 DEL COTTO: Sure.

24 DEOKAR: - we can go ahead with that.

25 DEL COTTO: Thank you.

1 DEOKAR: (Inaudible) presentation.

2 RIGGINS: Any other Commissioners, questions the
3 staff before we turn it over to the applicant? Okay, thank
4 you very much Sangeeta. If the applicant could please come
5 forward, and if you could - if you have multiples of you
6 coming up, are only one of you going to speak, or potentially
7 all of you gonna speak?

8 EARL: (Inaudible).

9 RIGGINS: Well if two of you are going to speak,
10 please put the name and address down for the two that will
11 speak.

12 EARL: Chairman, Commissioners, good morning. For
13 your record, my name is Taylor Earl of the law firm of Earl &
14 Curly. Our address is 3101 North Central in Phoenix, Suite
15 1000. We're really happy to be here. This is, we think, a
16 really good use of this property and so I'm going to walk
17 through a lot of the different details. But before doing
18 that, I also want to introduce you to the Christiansens, who
19 this is going to be their - this is where they will live, and
20 this is something that is special to them. It's something
21 that means a lot. I actually agreed with the Commissioner
22 mentioned (inaudible) as they came through front door and
23 they're getting this done, because this is the type of thing
24 that sometimes people will just have a notion just to start
25 doing. But to their credit, they really came and wanted make

1 sure that they did everything properly, and so contacted our
2 firm and we've been really happy to work with them for about a
3 year on kind of working through the details and, you know,
4 sometimes these things can be a little more complicated than
5 sometimes people think they will be, but they've been very
6 diligent in working with us and getting all those questions
7 asked and answered with staff. I want to give them an
8 opportunity just to share a little bit of why this idea came
9 to be, because I think it helps inform your decision on what
10 their vision is for the site. So with that, I will turn it
11 over to either Chelsey or Craig.

12 CRAIG C.: Craig Christiansen, this is my wife
13 Chelsey.

14 CHELSEY C.: Our address is 17010 North Stonebluff
15 Road.

16 CRAIG C.: So we moved to Arizona a couple years ago
17 and purchased this land and have been working trying to move
18 this forward. But a couple of years prior to that, Chelsey
19 and I traveled this great country of ours in our fifth wheel
20 and camper, and we went to about 32 states with our son and we
21 saw amazing things and we met so many great people. And the
22 places that we stayed that we enjoyed the most are represented
23 here in what we're thinking about building. A small little
24 place where you can have quiet and you see these beautiful
25 views. We stayed at a couple of them that are like seven or

1 10 spots, and it's like it's just so cozy and nice, and it
2 gave us the opportunity just to have a really wonderful time
3 in that area to just - we enjoyed those the most, and that's
4 what inspired us to do this.

5 CHELSEY: Yeah, I mean I second that. We, for the
6 most part, really loved the places that, you know, someone was
7 living there, that was their residence, we could chat with
8 them. There were a few other people that were camping there
9 and we could sit around a campfire and really have this kind
10 of open space, pretty view. We've also learned a lot about
11 campsites and kind of the things that, to do, the things not
12 to do, how we would want that set up, how it - how it can run
13 the most efficiently So we are excited to - for this process.
14 We certainly did want to go the up and up way. We didn't want
15 to just start something that we didn't necessarily have the
16 permission to do, so that is why we're here, and we'll let
17 Taylor take the

18 CRAIG C.: And one other quick little point is that
19 we are in the process right now of building our residence.
20 The home is in the process of being built on the property,
21 which is very exciting for us.

22 CHELSEY C.: And Craig is the one building it. So
23 we've been doing a lot of work.

24 CRAIG C: We're hitting framing.

25 EARL: So hopefully that gives gets you a little bit

1 of vision, and I'll walk through some of the technical, and
2 the zoning and those type of (inaudible). So here's a little
3 bit of the family's, they kind of worked on that. As they
4 mentioned, working on the house right now. Okay, so as staff
5 mentioned this is adjacent to what would be the new regional
6 park, and I think that's a really significant aspect of this
7 because this is kind of if not here, where? Right? Because
8 of what's being introduced right next to their property, this
9 is a great opportunity to be in the shadow of that. Now that
10 park will have additional activities and amenities than this
11 would have. This would be very basic, but by being in its
12 shadow, it gives people who come to this to have a little bit
13 different. If they want to take benefit of the park, but
14 being something that may be a little bit more quiet and a
15 little bit more reserved and they can be very close to. To
16 walk between this property and that entrance is about a
17 quarter mile. And while we would have loved to have an access
18 point, once we found out that it was going to be a paid
19 entrance, then of course that doesn't make sense because we
20 can't regulate the paid entrance. When we thought, hey, we'd
21 just be able to flow back and forth, but being so close, it
22 still worked because it's just a short little walk - the walk
23 down to the entrance. So this gives you a sense of what that
24 looks like. This is the site and you can just see that that
25 regional park would come, and there's going to be, you know,

1 trails and there's activity to the south, right up against the
2 park. It's a really unique site in that regard. This is now
3 looking south, as so you can see just how close that small
4 walk would be to that entrance. And this is roughly where we,
5 I think, from our understanding, the entrance would be
6 located. Here's some interesting facts, sort of, about the
7 regional park. It does have three locations - a little hard
8 to see on the graphic to the right, but there are three red
9 boxes, and you can see, the yellow star which indicates our
10 location in relation to that regional park system. The park
11 portion that's near to us, that's the first phase and so
12 that's what we will talk about regional park in our -
13 proximity to what (inaudible) referring to, to what we're
14 right next to. But gives you some sense of the acreage, the
15 trails and the different amenities and possible amenities that
16 might be there in the future. Again, so zooming in on this
17 portion here, the (inaudible) Trailhead, the campground,
18 that's the first phase, and we've showed you here so that you
19 can get a sense of, again, what's the amenity package that's
20 coming in as part of the campground. So you'd have hiking
21 trails, motorized trails, campgrounds, there'd be RV campsites
22 as well, archery range, and already we have the Palo Verde
23 Mountains, which are there right now. So again, want to talk
24 about the proposed use so that can be very clearly understood.
25 The charm of these types of opportunities such uses is in

1 their rural nature. And again, this is the rural zoning, it's
2 not just a residential zoning, it's rural zoning. And what
3 we're trying to preserve here is that rural feel. And so
4 these are some examples. Obviously these aren't being used
5 themselves, these are other examples. But they're
6 representative of what the Christiansens want to accomplish on
7 the property, it's something that maintains the beauty of the
8 site, but to just has some opportunities for people to come
9 and park in a specified location. And there would be hookups
10 for electric and sewer and water, and so this would be - in
11 other words, it's a contained. I think this goes to one of
12 the questions that I think may have been asked. I'm not sure
13 I know what the term dry camping is, but I'll answer what the
14 facts are, and you can tell me whether that meets your
15 definition. But in other words, this would be self-contained,
16 so there wouldn't be a bathroom onsite that you can go to, or
17 a shower or a water station, things like that. So you bring
18 it in your vehicle. If you need water, you need a bathroom,
19 you need power, that's all contained within your unit. All
20 right. And so that way it also helps to maintain just a quiet
21 use where we're not having a lot of outdoor activities, people
22 kind of walking around doing things. Again, so this shows,
23 one, that has the house in the background, it gives you that
24 sense of how that kind of feels. And so it continues to be a
25 residential use on a rural property. Important points that we

1 thought we'd highlight here is - we'll get into more in the
2 site plan, but number one, first and foremost, this is the
3 Christiansens' home, this is not a commercial entity for them,
4 this is not an enterprise, this is not a secondary home that
5 they might stop by once in a while, this is where they will
6 live. Nobody will be more interested in making sure that this
7 retains the rural feel than the Christiansens will be as they
8 raise their family. And they will be right next to it, so
9 they will be constantly there. One of the stipulations talks
10 - that we agreed to was that it prohibits renting the home.
11 In other words the Christiansens will be there and that was
12 something staff brought, we no problem. That's how he - it's
13 going to operate. Limited to just seven spaces. That was the
14 home over nine acres. This is not being overcrowded, well
15 within the space given to how large their property is. This
16 is well within, you know, really close to what (inaudible)
17 density anyway if you were to develop this and subdivide it
18 out, you'd be really close to being able to have this same
19 number. So again, being respectful that this is a very large
20 site. Being able to having them in that spot, as was
21 mentioned, you do have the riparian areas coming through, so
22 we want to be respectful of that. The other benefit is by
23 having them kind of be together - and it creates opportunities
24 for people to maybe sit and chat and get to know each other,
25 but it also helps to control activity because if we're right

1 next to each other and I'm talking with my spouse, that's
2 going to be a quiet conversation as opposed to being loud
3 because you're 100 yards away, right? So it also helps to
4 control that, but it also creates that environment where we
5 want people to be able to chat with each other. I'll show you
6 the site because I want you to see just how really basic. So
7 there's the electric - there's the utility hookups, but then
8 there's a picnic table. That is the amenity package. In
9 other words what we don't have is all the stuff that you would
10 see in an RV park. You'd see the pool, the clubhouse, the
11 firepit, showers, bathrooms. My firm is working on a RV
12 resort right now it's got - we have a lot of amenities and the
13 whole idea is for this to be a sort of, you know, it's more of
14 a quasi-sort of hotel experience, right? That is not what is
15 this, this is a very basic mom and pop, have people, want to
16 invite people, to (inaudible) have to be self-contained,
17 providing a picnic table, but not - purposely not providing
18 these other things. So yes, it'll create the opportunity for
19 people to be outside and to see the beautiful view and to
20 experience that recreational feel, but not so much that we're
21 creating really outdoor centric activities. Because again,
22 part of that is the regional park, because some people want
23 that, that creates those opportunities since it's already,
24 already (inaudible), if you will. All right, so let me talk
25 about the vehicles. So that could include our RVs, fifth

1 wheeler, popup campers, but again, it has to be that self-
2 contained. So if it's popup camper, it has to meet that
3 criteria in order to really want to be here, frankly. It
4 controls, also is that again self-contained vehicles only, and
5 the nice thing about the way this works is that the owners can
6 vet every guest reservation. So if you've ever stayed in
7 some, like an Airbnb or this is a Hipcamp, it's a similar kind
8 - it's the same model where you as a user, you get your
9 username and profile and how many (inaudible) you had, if
10 there's any negative reviews, so again, the Christiansens are
11 going to be able to vet and say that sounds like a great guest
12 for us, somebody who's been, you know, known to be quiet and a
13 good user. Somebody who's no - doesn't fit that criteria,
14 they can go to a different location. And so it allows them to
15 vet that. The vehicles also must be new, and by that I mean
16 within the last 10 years. And so that was (inaudible) rolling
17 date. Right now 2013, but of course that'll roll, so that
18 they have to be newer vehicles. Talk about the zoning and the
19 Comprehensive Plan. So again this is General Rural, and so
20 these are some of the uses that are permitted by right within
21 the property, and I wanted to highlight this because it is
22 different than a strictly residential property in terms of
23 things that are allowed. First thing, their public right to
24 stables and boarding stable. If you have livestock sales,
25 (inaudible) a dairy, athletic field, maybe a recreation club,

1 you can have agricultural packing, commercial agricultural
2 uses, farmstand, and then it goes through a list of public and
3 quasi-public uses. And so you can get a sense of the zoning
4 here, it does allow for more activity than maybe if you were
5 in a subdivision. And so it allows for those types of uses.
6 We think this is - what we're proposing is well within the
7 allowance of the GR zoning. In the Comprehensive Plan we want
8 to highlight this under rural residential, that this is more
9 (inaudible), that it says consider providing linkages from
10 rural residential areas to adjacent public lands if
11 appropriate. And so we (inaudible) right into that where
12 people will be able to walk right down to the frontage road
13 there right into park, and really help to activate that park
14 and make sure it's got good usage. Also we wanted to
15 highlight that as this area continues to grow, this is an area
16 that will experience a lot of growth, and this park will be
17 really important for accommodating that growth that will
18 happen in the area. And so we expect that this park will get
19 heavily used, and so there's some degree of change that is
20 already coming to this area, we wanted to highlight that, that
21 while that change is coming, it's a change that was introduced
22 by the County. We think it's a positive one because of the
23 changes that are happening in the broader region. And this a
24 quotation from a Pinal (inaudible) Corridor which is expected
25 to combine (inaudible) one of 10 major regions for the next

1 hundred million residents will live. While of course that's
2 true of Pinal County, but it is (inaudible) and you guys, you
3 already know, that's part of what we do here on this
4 Commission is to watch that grow. Also in the West Pinal
5 growth area. And so we just pulled some things that we think
6 help to highlight the appropriateness of this use. This one
7 first here, encourage development within or adjacent to
8 existing approved services areas to maximize existing
9 investment in infrastructure and public services. So the
10 County's coming in, proposing this park and then build this
11 infrastructure, having it be utilized is a part of this.
12 People coming to spend tourist dollars in this area, to come
13 to experience the beautiful desert is a positive in utilizing
14 that park And then (inaudible) growth - talked about growth
15 areas generally within the Comprehensive Plan, talks about
16 concentrate development, encourage an appropriate range of
17 land uses, so that appropriate range of land uses, we think
18 this is again fitting within that, and then encouraging
19 development, encourage coordinated and balanced fashion. And
20 so again, we think because of the way this has been
21 controlled, contained and (inaudible) located, we think that
22 it's that balance (inaudible). I want to talk about a couple
23 of things - and I apologize, there'll be some text here, I'll
24 try to go through them, but we think it's worth the effort to
25 go through and read some of these things because I think it

1 helps to provide some of that preexisting language that the
2 Comprehensive Plan speaks to this use and really supports it.
3 The first one here, (inaudible) 5.1.2, increase the economic
4 impact of visitors and seasonal residents in the County
5 through wildlife watching and passive outdoor recreation, is
6 right in line with what we're trying to accomplish here. So a
7 little checkmark there. Build on the County's strengths in
8 regional tourism and recreation by linking regional trails,
9 waterways, and other linear features to local communities for
10 access and to increase economic impact. Again, it fits right
11 in line with what we're doing. Encourage passive outdoor
12 recreation activities such as trail riding, bird watching,
13 hiking, cycling, angling, hunting that are potential economic
14 drivers for the County. And again, we are supporting that
15 with what's happening right here next door. Develop a safe,
16 multi-use trail system that provides connectivity throughout
17 the County and to adjacent recreational areas. Again this is
18 - we're going to be able to connect right into that.
19 Encourage public access to all trails by coordinating with
20 public agencies and private developers - that'd be us - to
21 ensure that all - that appropriate public trail connections
22 and access are planned, constructed and maintained. So again,
23 we're having the private coming with the public and do
24 something that's really quite compatible together. I'd like
25 to talk a little bit about some of the things that we've

1 thought through with staff and the Christiansens that talk
2 about the compatibility of this. Again, primary residence for
3 the Christiansens (inaudible) emphasize, there's no generator
4 because of the electric connection, so we don't have to have
5 the RVs running their generators like you would if that
6 weren't there, provided. Again outdoor amenities. You have a
7 table for (inaudible), but we don't have some of these other
8 things because we're pushing people to the activity at the
9 regional park. Also, no overhead lights. The only lights
10 would be to demarcate the driveway area, and they would be on
11 solar. So we're not going to have a sort of a commercial, a
12 very bright type thing, it'll be very, very (inaudible).
13 Sangeeta mentioned this, I'll highlight it maybe from just a
14 different perspective (inaudible) see. So the existing
15 vegetation is mostly these bushes here, the creosote bushes -
16 I may not have pronounced that correctly, but you see them on
17 the site there on the right. We're going to relocate mature
18 trees, if possible, if they're within the sort of development
19 zone. And then also we're talking here this sort a 40 foot
20 landscape strip that will be across our frontage. You see the
21 property across the street, there would be some similarities
22 in terms of, you know, kind of similar esthetic. So we think
23 that's going to provide a really nice buffer and screening
24 right along the frontage of the property. And to show it
25 earlier, these are some of plants that we're looking at, and

1 native to the area so that it has a very natural look and
2 feel. And then this is a bird's eye view of that same
3 (inaudible), just again, make sure it's really clear on what
4 we're doing. But Sangeeta covered this, so I'm happy to come
5 back, but I think that's been covered. One of the other
6 things we really want to emphasize here is that dustproof
7 surfaces, the driveway, the spaces, so that we're making sure
8 that's all fully protected. And - but it's important to us
9 that it maintain the rural feel right, right? So we really
10 want to avoid - and it's going to be site plan question, I'm
11 going to talk about that, exactly what materials can be used.
12 There's (inaudible) or it's gravel, or there's topical
13 applications that can be done to make sure that they're not
14 (inaudible) dust, but we really want to maintain that rural
15 feel and so we're going to try to avoid paving. And one of
16 the stipulations does use the word should, it says proposed
17 site plan should have 24 foot paved ingress/egress paved
18 camping sites and paved parking, and when we were talking to
19 staff about this and I think - and they can speak if I'm
20 misstating it, but I think everybody agrees that all things
21 being equal it's nice to maintain a rural feel, but I think
22 the thought was well, we're probably going to get that in the
23 site planning process, and that's giving us fair warning and
24 as Gilbert said earlier, we will make sure the applicants are
25 fully aware. And we do respect that, we appreciate it. I

1 think our preference would be let's leave that for site
2 planning, because if we can find an alternate surface that
3 accomplishes the dust part of that, the dust suppression that
4 doesn't have to be the full paved, I think that's going to be
5 preferable. And again, it's something that has to be done
6 during site planning, so we think that dust proof nature of it
7 is use question. (Inaudible) taking this site and start to
8 add the pavement on it, and even if you were to color it, I
9 still think it just has - it doesn't have quite the same feel
10 that we want it to have. Okay, so again, leave 4 for site
11 planning, because this is something that's in the zoning
12 ordinance. Says, issuance of an SUP does not relieve the
13 applicant of the responsibility of obtaining site plan
14 approval. There's stipulation regarding site plan approval,
15 so clearly that still has to be done. There's also a
16 stipulation regarding, it's a nonattainment area and we wanted
17 to talk a little bit about that. This is part of the dust
18 proof, again, we have to go through. We're in a nonattainment
19 area, we recognize that, there's things that come up with air
20 quality standards. So, you know, it may be that we have to
21 work with the County and maybe the State regulations, so we
22 understand, but it starts to get pretty technical, and again,
23 one of the things that's just worth noting is that in the
24 nonattainment area, paved roads are noted at ADEQ on their
25 website as a source of pollutants. So again, I don't know

1 that they see that as being an ideal solution either.
2 Obviously it's used, we have roads that are paved, but I think
3 if we can find another way it would be preferable. This was
4 interesting at ADEQ on their website, they talked about a
5 proposal that had been made from their level upwards to get
6 approval, and these were some of the practices and controls
7 that they put included in that plan, and the first one really
8 talks about agricultural dust management practices, doesn't
9 really apply. So as I said, you can say we comply, I suppose.
10 The second one is water chemical dust suppressants or open
11 areas. We found one called Gorilla Not, it sounds kind of
12 weird, but the City of Phoenix uses it and it's a -

13 ??: Rhino Snot.

14 EARL: Okay, yeah, we've Gorilla Snot, maybe it's
15 the same, maybe a different company/different brands, but it
16 sounds like probably same thing - nontoxic (inaudible) plants,
17 animals, and again, that can be something they can utilize.
18 And (inaudible) watering for dust-generating construction
19 operations, we would obviously comply with (inaudible) as we
20 go through construction. Vehicle speed limits, right, this
21 isn't a place where people are going to be tearing through
22 here, they're going to be going very slow. You know, road
23 dust, track out controls can be implemented through gravel or
24 other means. Again, this says Phoenix was put into
25 (inaudible) for west Pinal, and they (inaudible) along the SRP

1 canals. And again the one company, Soilworks that has this
2 brand. Okay, and so one more stipulation we just wanted to
3 kind of talk through, this says stabilization of commercial
4 parking, drives and yards shall be conducted pursuant to Pinal
5 County Air Quality Code of Regulations Chapter 4, Article 4.
6 And residential parking and drives shall be stabilized
7 pursuant to their regulations, Chapter 4, Article 5. So when
8 we looked at that, looked into that article, Chapter 4,
9 Article 4 for the commercial, they talked about an area that's
10 different than where we're located over in the Apache Junction
11 area, but definitely not where this is located. So we don't
12 see it as being applicable. Plus it also talked about we can
13 meet the requirements, but they don't really apply to our
14 property. You see that in that chart, it talks about the
15 different practices that would be done, and one them, frankly,
16 is to - an option is to pave, but there's also other options
17 that would be non-paving options, that again, we would to go
18 down that road. So our suggestion is that, to the extent, you
19 know, 15 - I think we've gotten fair warning from staff, we
20 actually do really appreciate that, and we made sure the
21 clients are aware that may come up in site planning, but we
22 think it's okay to leave that out for now, but instead go to
23 something like the bottom where it says dust resurfacing as
24 approved by Pinal County, shall be used for all drives and
25 parking areas associated recreational (inaudible). Right, so

1 if ultimately it has to be paving because that there's no
2 other way around it, then it is what it is. But it gives us
3 an opportunity to work with engineers to try to show an
4 alternate. And then 16, we simply think that there's a lot of
5 chapters there and language that we don't think that that
6 applies, and if it's getting at trying to have it be paved,
7 our thought is if you have outside regulations that apply to
8 the site, they're going to apply to the site. You don't need
9 to stipulate to have them apply because they already apply.
10 And so our thought is (inaudible) to the extent that it's
11 applicable, I think we should have it be applicable, it's
12 already by default applicable, but again, trying to avoid a
13 situation where we get into site planning, we find a solution
14 that works, and then we all go ah, shoot, we have the stips in
15 zoning that we can't get over. So I'm just trying to create
16 the flexibility that we can work through that. All right.
17 And so with that, we're happy to answer any questions. I
18 think, again, for the vision here, is the Christiansens are
19 (inaudible) something that seems very, very minor, in an
20 appropriate place given the regional park is coming through
21 and they want to maintain that rural feel. And we think that,
22 yes, changes are coming to this area because of the park,
23 because it's going to accommodate some of the growth that's
24 happening in the County, but by being in the shadow, we're
25 able to take advantage of the park, but also maintain this as

1 their primary residence. So with that, happy to answer your
2 questions.

3 RIGGINS: Thank you very much. Commissioners,
4 questions of the applicant? Commissioner Del Cotto.

5 DEL COTTO: Chair, thank you. I was wondering, how
6 are you going to attract your - viable to your people that are
7 going to come in? Like I heard you mention Hipcamp, and I
8 thought that was like this genius kind of deal that, you know,
9 popped up. A friend showed me it and I don't know if anyone's
10 familiar with Hipcamp, but you can actually just park in
11 somebody's driveway through the Hipcamp application or the
12 Hipcamp site when you're traveling. A customer of mine
13 brought it up a couple of years ago and I was like, huh? And
14 they were like, yeah, we were traveling from San Diego to like
15 New Mexico, and they did not want to pay for a hotel room. So
16 that's how I found out about Hipcamp, and I would think that
17 that would be a good way of attracting your customers. The
18 one thing about the paving versus the rhino or hippo or
19 whatever stuff, that I do believe is an application that works
20 based on the use throughout the County, the State, so on and
21 so forth, and I would hope as the County, we could start to
22 provide that information to applicants. A lot of the paving
23 aspect of, you know, creating something in the County seems to
24 be a deterrent sometimes cost-wise in how it feels and how it
25 looks, and I would agree that you - there is something you can

1 put on the crushed granite that will hold it down to stop the
2 dust from moving. The only other question I had, did I see
3 something in regards to a 14 day period that - so that's kind
4 of interesting being a neighbor and being - living in the
5 community for the last 32 years, we certainly have a lot more
6 than 14 day, 14 day periods that people stay in our
7 neighborhood, and I kind of would wonder why - if that's a
8 question maybe for staff - why that would be imposed if
9 somebody wanted to stay 16 days or 21 days or so on and so
10 forth. Based on what exists today and what's going on, I
11 would think maybe there could be some flexibility there.

12 OLGIN: Chair, Vice Chair, Commission. In regards
13 to that question about the time limits, we are trying to keep
14 this as far away from an RV zoning. This is a special use
15 permit to - so camping, as you know, or may not know, doesn't
16 really - is not defined in our code. I worked with this team
17 quite a bit to help meet in the middle in regards to how to do
18 this legally and impose requirements. One of the requirements
19 that we had looked and researched was (inaudible) specific in
20 regards to camping, is a timeframe, and 14 days is pretty
21 applicable across the board. If they want to renew them, sure
22 they can do that and renew the timeframe for another 14 days.
23 A lot of places have a limit, do it twice or three times and
24 then (inaudible). But that was the intent today in regards to
25 that timeframe is to keep this more as a camping resort and

1 not a RV resort, because in some cases it could be perceived
2 that way.

3 RIGGINS: May I?

4 DEL COTTO: Sure.

5 RIGGINS: Gilbert, I don't see anything in the stip
6 whatsoever concerning time limitations, other than the
7 potential that they're contained within stipulation 14, which
8 is the allusion to the camping regulations. So I assume that
9 that's contained within that stip. Okay. And if then there
10 is a 14 day limit, obviously I haven't looked up those
11 ordinances, but there is a 14 day limit in there and certain
12 verbiage and certain concepts on how they would be renewed and
13 all those things that are already contained in regulation.
14 Okay. Then I concur that trying to not have it tied exactly
15 to a specific stip if there's something else that already has
16 proceeded is not a bad idea.

17 OLGIN: And Chairman, if I may, the two stip that
18 they're asking to remove (inaudible).

19 ??: Mr. Chairman, Members of the Commission, if I
20 may, I think this is an appropriate time to kind of pat our
21 back - pat ourselves on the back as a staff. What's being
22 requested in this situation is not something we see all the
23 time, nor is it something that it's expressly prohibited or
24 allowed in the code. These applicants came forward, Taylor
25 came forward and said this is kind of a special case. This is

1 different because staff's inclination, and I think one of the
2 board members might have said this earlier, would be sure
3 sounds like an RV park to me. They got to rezone and go
4 through the process of being an RV park or a guest ranch. You
5 guys have heard some guest ranch cases lately, let's rezone,
6 go through the guest ranch process, and all the costs and
7 administrivia associated with that. What staff has done in
8 this case is take a special case for a number of reasons and
9 fit that into what's allowed with respect to special use
10 permits in our code. So the way that special use permits are
11 laid out in our code, is they're only allowed in certain
12 zoning categories. And General Rural zoning is one of those
13 categories where we can allow for a special use permit, and
14 under the special use permit process, there's only a certain
15 number of things that you can allow a special use permit for.
16 And as I read the code, it has to be a special circumstance.
17 The way that it's written under O is such uses as the Planning
18 Commission may deem appropriate to the public interests. The
19 location to the park and the trail systems, the ability to
20 provide an amenity, but also it's important to justify that it
21 is not an RV park, and not for extended stay, or the amenities
22 associated, and that's why Taylor went into that specifically
23 in his presentation. This is a camping opportunity in a GR
24 zone, and similar to our discussion earlier about an SUP, if
25 in fact we're seeing that it's camping under the SUP

1 provisions of the code, then we need a way to restrict that to
2 a point to show that it's camping so we don't get further
3 legal challenges down the road with respect to the decision.
4 I feel strong that we can offer an SUP for this use, and that
5 this is truly a special case, but not something that I can see
6 occurring all over the County, if that makes sense. So I just
7 wanted to give staff some credit.

8 RIGGINS: And before you step down, I would also
9 like in reviewing this to state that obviously the applicants
10 have gone through a great deal of work with this list of
11 stipulations that's been applied to this, to consider the
12 things that need to be comported with to allow this to go in
13 this fashion. And there are lots of good things in here that
14 allow them to go forward, but also protect the surrounding
15 land users and not get into a use that shouldn't be there. So
16 I concur with you, I concur with you. But obviously, we all
17 are going to still have to talk about stipulation 15 and 16.
18 So let's have Gilbert come back up, unless somebody has
19 something else with this. Commissioner Hartman.

20 HARTMAN: Yeah, thank you Chairman Riggins. Just a
21 quick question, and maybe you already answered it, and this
22 project looks like a great amenity to the area, so thank you.
23 But on the 14 days, if an RV person wants to stay another 14
24 days, can they just technicality move to another lot?

25 OLGIN: We'll let the applicant answer that.

1 EARL: And I apologize, but I would have to defer to
2 staff. This is coming from, in my mind the situation that
3 says, you know, yeah great. I'll let the expert answer. All
4 I'll say is that when stipulations are worded in a way that
5 says as applicable, follow the code, to me that's fine because
6 it's just saying it's already going to apply and that's really
7 just kind of a notice to the public, it's notice to you, it's
8 notice to us. So in that case, we're not adding requirements,
9 these requirements really exist, okay, I'm going to let staff
10 kind of be the expert on what it says.

11 TAYLOR: So thank you for all the kudos on the park.
12 Next time I need a presentation, I'm going to call you. Kent
13 Taylor. So yeah, planning staff came to us just to discuss
14 camping regulations. So what do we do? We do camping
15 regulations. So in our park rules, there are specific State
16 limits and they're patterned after most of the land management
17 agencies that we deal with in our area. So what's
18 traditionally used in Arizona and the surrounding states, a 14
19 day stay limit, seven days away, 14 day stay limit. So
20 there's an - it does two things, it means it's camping not
21 living, or homesteading on a site. It provides additional
22 opportunities for people to come and view the - you know, and
23 take advantage of the site and not, you know, if you - well in
24 your case, seven people locking it up for the whole season.
25 And we've got some experiences from other, some of our other

1 facilities in their area, and I can tell you about, you know,
2 some horror stories about folks coming and trying to live
3 pretty much from October through April. So that's a pretty
4 common standard, applicable camping regulation and that's what
5 this references.

6 MENNENGA: I'm just curious.

7 RIGGINS: Vice Chair Mennenga.

8 MENNENGA: Timing on the park, Kent.

9 TAYLOR: Yeah, fantastic that you asked. I'm going
10 to update Sangeeta just a little bit here. From proposed,
11 we're actually in design. So yeah, we're probably a couple
12 weeks away from seeing our 30 percent design and getting our
13 initial cost estimate, which we're all kind of in a, kind of
14 holding our breath on that one, as you know. So, you know, we
15 would expect to be done with design sometime in early 2024,
16 and then we're going to have to work through funding and all
17 that kind of stuff, and go out to bids. So we're still a
18 couple of years away, but -

19 MENNENGA: A year or two.

20 TAYLOR: Yeah.

21 MENNENGA: Just curious.

22 HARTMAN: Commissioner Erickson.

23 ERICKSON: If I may, I've got five questions.

24 Pretty simple ones. American Disability Act. Any provisions,
25 any possible potential conflicts with that or?

1 EARL: Yeah, so what I'll say is definitely not an
2 expert on the whole thing, but again, that's another case
3 where as we go through site planning, to the extent that
4 there's something that applies - and obviously there's
5 exceptions that apply and I know enough to be dangerous in
6 that space.

7 ERICKSON: To go back to the surface treatments and
8 everything else, between pavements or pavers or rhino snot,
9 and everything else - the park services rhino snot on their
10 trails and then the disability ones can get in their scooters
11 and go along trails and everything else. Wireless
12 communications, how tall is your cell tower going to be?

13 EARL: We don't have one.

14 ERICKSON: You're not going to provide wireless
15 connections to these RV when they come into these parks?

16 EARL: Yeah, I suppose that maybe that's the follow
17 up SUP.

18 ERICKSON: Yeah, that's going to be the duration of
19 the SUP, is another one. What do you want to recommend? We
20 were talking earlier with a 10 year one, the wireless one.
21 Obviously I think our intent is to have one in here as opposed
22 to permanent camping.

23 RIGGINS: This one's already limited to five years.
24 They have to renew it in five years.

25 ERICKSON: And the last one is animals. Any animal

1 restrictions? Again, the wildlife out there can kill things.
2 And again, little toy poodles and everything else, a favorite
3 to the hawks in my area love the little toy poodles. Same
4 thing with cats and everything else, but what type of
5 restrictions is going to have animals and going out back to
6 the desert?

7 EARL: Sure.

8 CRAIG C.: That's a great question. We haven't
9 talked about that. I mean, it is a site that's not going to
10 be walled in, and so yeah, your point's well taken. Through
11 the traveling that we've done, there's some agreements that
12 our guests would typically have and see. On the things that
13 we have seen in those types of agreements, it's more like no
14 Rottweilers kind of a animal. The rest of it, it's self
15 contained. It's up to them to - if they want to bring their
16 small dog, we can let them know that there's wildlife in the
17 area, but they have to be responsible for their own dog.

18 ERICKSON: Okay. Thank you.

19 RIGGINS: Okay, other Commissioners?

20 KLOB: Chair.

21 RIGGINS: Commissioner Klob.

22 KLOB: Thank you for your presentation. I think
23 this is a great site, it's a great location. My family and I
24 have done glamping in Montana at Yellowstone, Colorado. We
25 used to be RVers as well. So, you know, I think what you guys

1 are doing is awesome and I like the small scale of this, not
2 20 or 30 units, it's, you know, it being seven units I think
3 that's great. I think one of my - I'm kind of with you in
4 regards to the paving aspect, and I wanted to touch on that
5 with you. And as a design professional, I come into this
6 quite often, and one of my challenges with some of the
7 treatment additives is not so much of the erosion - I think
8 they do a - you know, those treatments do a pretty good job
9 with erosion - my issue that I've seen comes more emergency
10 vehicles. You get a big fire truck loaded with water on some
11 of these, they just tear these, you know, those roadways up.
12 So I've actually been moving more to a permeable paver or, you
13 know, interlocking gravel paver that is rated for emergency
14 vehicles and it kind of gives you that organic look of a
15 gravel drive, but it doesn't, you know, it has the ability to
16 last. It is more expensive, but it does - it's kind of the
17 best of both worlds. And, you know, I think that's - the
18 emergency vehicle I think is something that often gets
19 overlooked, not at - you know, at this level it does go
20 through at the staff level, fire and everybody looks at it
21 when it goes to permitting, but, you know. But having a big
22 wash of concrete, even a stained concrete or colored concrete,
23 I think would look out of place for the rustic, you know,
24 environment that you're trying to create here.

25 EARL: Yeah and I could just (inaudible). I do

1 appreciate that and I think the thoughts that come to my mind
2 are, you know, maybe there's something in that, is there a
3 hybrid approach and that's something the Christiansons can
4 cost out with an engineer and go down and talk to the fire
5 department and get through all the technical review. One of
6 the nice things, though, is that unlike a subdivision where
7 we're setting it up and yeah, (inaudible) charge now with the
8 HOAs (inaudible), that's a little different because you're
9 sort of just kind of hoping you're passing it off to the right
10 group of folks, they're going to stay active in repairs in the
11 case that something needs to be repaired here, because it's
12 the Christiansens and not only are they going to stay on site,
13 but also because it's the SUP, not only does it have to be
14 renewed, but it also has to have a compliance every 12 months.
15 So to the extent that anything did happen where it got washed
16 out, they're going to be on the hook to hey, you need to have,
17 you know, fix that. So it's going to have a different level
18 of monitoring than I think you would have in some cases when
19 you sort of set it and hope that you can forget it and maybe
20 it doesn't get renewed. So if they did go - and I think
21 that's something they'll have to figure out, like hey, if you
22 choose this, maybe it's a little more, you know, concrete or
23 little pavers, but you wouldn't have to repair it if it did
24 get used. So, but yes, (inaudible) talk about the weight of
25 the vehicles, all that will have to be looked at for sure at

1 site plan.

2 RIGGINS: And I was going to ask at this point in
3 time, we can discuss a great deal of what we think may or
4 should, but what's required? What's the regulations? Let's
5 talk about it.

6 OLGIN: Great question. So in regards to number 15,
7 yeah we chose the word should because it is (inaudible). And
8 as I told them through our negotiation, our discussion on this
9 project, that the County had to do it for their park in
10 regards to some level of paving. So more than likely going to
11 have to happen here. That decision is not through us, it
12 happens at site plan level. So whatever they decide, which
13 we're not privy to that typically, it's just usually engineers
14 and that's air quality, that's what has to be done. So we put
15 it out there now to say it might be coming, and that's why we
16 chose the word should, and we think it should stay, because
17 it's what we'd like, but it's up to the site plan at that
18 level.

19 RIGGINS: And in all fairness, that is exactly how I
20 read it. Actually there's been a deferment of the word will,
21 so it will be incumbent upon the applicant to prove their case
22 through the process. But the regulations state that it should
23 be paved. For most applications, it would say it will be
24 paved, but the should is a deferment to go forward and see
25 what case can be made as we go through processes. Because

1 these are interlocking regulations that just can't be
2 deferred, they are things that you cannot do. So I do believe
3 by saying should in that, gave you almost as much leeway as
4 possibly can be given to you.

5 OLGIN: And that was the intent. So as I said, the
6 site plan will determine that level of detail, and it's not
7 nothing (inaudible).

8 RIGGINS: And I also, concerning stipulation 16, I
9 don't know how that can be deferred because those things are
10 going to apply regardless. They can't be waived. Yeah,
11 that's part of the design, that can't go away.

12 OLGIN: We argue it should stay as well (inaudible)
13 but I wish there were.

14 RIGGINS: No, I think it is there. I mean you, as
15 you go forward, you may be able to make the case on certain
16 other treatments that will possibly work, but you should know
17 that you also may not be able to, and I believe the verbiages
18 that have been put here actually is what the County is
19 required to get on here, and they did - obviously I'm seeing
20 that there's a desire for this to be able to be worked out.
21 This plan looks like a lovely plan, in my opinion. However,
22 there are certain things that are regulated, and changing the
23 word from will to should gives you the ability to keep trying
24 to see what you can get done. But I think that it would be
25 improper to state that you are absolutely going to be able to

1 make the case that you do something else. You're going to
2 have to go forward knowing that this is a potential.

3 EARL: Totally (inaudible). If I could just
4 (inaudible) two thoughts that (inaudible). Regarding the - so
5 when I see the word - I agree with you that, I agree with the
6 idea that should doesn't regulate, so I'm glad to hear that
7 everybody agrees with that. However, when I see should, what
8 it also tells the reviewer is even if we've got this and this
9 and they both work, paving is our preference. And so we
10 should do this, but what I would prefer is we don't sit in the
11 zoning side, because I think all things being equal, we
12 shouldn't pave. If it's required to be paved, then it's
13 required to be paved. But I think putting out, essentially
14 sending the message (inaudible) zoning side, we'd prefer it to
15 be paved so it should be paved. And Phoenix had this in their
16 code, they call them presumptions. You're presumed to have to
17 do this unless you have a really good reason why not, and so
18 it puts basically the bias in favor of a certain action, and
19 in this case, I think the bias should be in favor of not
20 paving if it can be shown that it meets all the other
21 requirements. So that's my concern with the wording.

22 RIGGINS: I would state, and staff can get up and
23 agree with me if I have stated it incorrectly, but we are in a
24 position here to where under most normal circumstances we
25 could examine, that word should say should - or pardon me,

1 should say will. It would say you will do this. These kind
2 of activities, because of dust control measures of permanent
3 facilities generally would require planning - I can't even
4 speak - generally would require paving. That's the direction
5 it would go. By putting should here, it gives the ability
6 during site plan and going forward to see what you folks can
7 do, to see if you can convince the further levels of the
8 administration of this case, if you can go that direction.
9 But I do believe it's absolutely necessary to understand that
10 you might have to pave it. Might well be the way. You may
11 not be able to talk yourself out of that, because there are
12 regulations that stipulate to it in the County.

13 EARL: And that the client does understand, we made
14 sure that they understood that, that if it's required, it's
15 required. I think all I was looking for is a direction from a
16 zoning side that if we could find an alternate solution,
17 wouldn't it be better that it not be a paved site?

18 RIGGINS: And I don't believe this zoning commission
19 has the capacity through the regulations to defer. I believe
20 we have the capacity to grant this concept of should, but then
21 it is upon you as you go forward to make your case. I don't
22 believe we have the capacity here to make that any more
23 lenient.

24 EARL: I guess the question is, if it's going to be
25 required, does it need to be stipulated? Even in the word

1 should?

2 DEL COTTO: Chair Riggins?

3 RIGGINS: Commissioner Del Cotto.

4 DEL COTTO: If I could intervene here.

5 RIGGINS: Certainly.

6 DEL COTTO: I would suggest that we as the County,
7 if we're going to try to require somebody in a situation like
8 this, to maybe come up with the best solution for what they're
9 trying to do. Like an example, a place to park your RV, or a
10 place to drive through a property to get to your space where
11 you park your RV, I would hope or expect for the County to
12 possibly go out to our existing RV parks, like our Kort - is
13 it Kortsen? Or like our Kortsen park at - I don't know how
14 many years it's been there. 50? 50 year old? And I'm really
15 not even quite sure if it's paved or if it just has gravel.
16 So there are also some additional RV parks within our
17 community, within our region, that probably have the same
18 types of soil and aggregate and so on and so forth, and I
19 would hope that we as the County would be willing to do a
20 little due diligence, or try to go and maybe assess those
21 types of areas. Maybe we could keep it as should instead of
22 will, and then even if they decide, or we decide as a County,
23 to allow some alternative type of surface, subsurface,
24 whatever it's going to take to get these young folks operating
25 their business, especially with these - one other thing I

1 wanted to mention here - this 12 month, where we're going to
2 come and see how they're doing process, I would certainly
3 think if they have a full house and maybe it's been raining in
4 the winter time or something like that, that we could - when
5 we make our - when we go out there and see how they're doing,
6 we could certainly inspect what's going on. Maybe we can add
7 a stipulation that if they're allowed to have a decomposed
8 granite with the gorilla snot or whatever it is on top of it,
9 that we can inspect that or just kind of see how it's doing
10 and make the determination, hey, this doesn't seem to be
11 working, so maybe we can add a stipu - I normally don't see
12 this many stipulations with what we have going on here today,
13 but maybe we can add a stipulation that says, hey, if what we
14 allow you to put down for a surface/subsurface isn't being
15 adequate for what you're doing, then we will impose asphalt
16 paving. And then maybe like Robert suggested, maybe go to a
17 paver that is a bit more appealing in regards to how it looks
18 as you're approaching and you don't feel like you're in a, you
19 know, you're in a asphalt jungle kind of thing. So just a
20 thought.

21 OLGIN: Chairman, those are great ideas, very
22 common. Just to be clear for the Commission and those that
23 are here, we don't have the ability to waive the site plan
24 requirements. That being said, a lot of the examples you
25 mentioned that exist today is RV parks, not glamping sites,

1 they were done prior to 2013. The rules have changed in
2 regards to what's required today for new projects paving. So
3 even if those projects prior to that date have gravel, what
4 they have wouldn't be allowed today. So once again, the
5 intent of this stipulation was to inform them that if the site
6 plan requires it, it requires it. So they would not - you
7 know, obviously the idea was to let them know that be ready
8 for the expense because it may come, so they don't - we don't
9 lead them to a (inaudible) that they can't afford to do. So
10 that's why it's there, that's why we wrote it the way you
11 suggested it. I completely agree with Chairman Riggins with
12 regards to we can't say will, because we don't know until you
13 get to the site plan. Should is fair, explains our process,
14 and as mentioned earlier, typically the intent of paving or
15 that type of surface, it's for emergency services. You've got
16 8,000 pound vehicles going to be traversing that site and
17 gravel will hold it for a while, but once it rains and all
18 those other issues, it causes problems. There's also a line
19 of washes that also impacts that area. So things to think
20 about, but once again site plan is the appropriate application
21 that's going to address that issue.

22 RIGGINS: And if I may, to add on to that, what has
23 happened prior in the County really is no guide towards what
24 we can do at this point at all. We are a PM10 nonattainment
25 now. Ask the cities, ask the County, the money that they've

1 had to spend because of that overlay that's been put over the
2 top of us, the dust proofing of roads, the various things that
3 have had to be done. Our parks director mentioned that in
4 this regional park they're going to have to pave. They don't
5 have any choice, it's what they have to do, it's what the new
6 regulations require. And this Commission certainly does not
7 have the ability to waive those regulations, and it would be
8 absolutely unfair and disingenuous of us if we gave you the
9 hope we could, because we can't. And I do believe that
10 stipulation 16 just basically references that you're going to
11 have to comply with what you're going to have to comply with
12 anyway. It just references ordinances that you're going to
13 have to comply with. Those can't be waived. And as far as
14 whether or not you can, in site plan, go through review and
15 find a way to not have to pave, you might possibly be able to,
16 but you won't have that guaranteed here. It can't be. This
17 has to be written in the fashion it is, because those
18 regulations exist regardless of whether we want them to or
19 not.

20 EARL: And actually I agree mostly with what you
21 just said at the end. I think they apply regardless of what's
22 stated in the stip, and that's really where I'm coming from,
23 right? To add it as a stipulation, does it add (inaudible).
24 The other thing I would say on 16 is my only ask then is that
25 we put as applicable, because as we read the regulation as

1 worded, it referred to an area that is not this area, so if we
2 can simply say as applicable, then it, Chairman, it does
3 exactly what you're saying. To the extent that it applies, it
4 applies. To the extent that it doesn't apply, it doesn't
5 apply. And so simply adding an as applicable - frankly
6 stipulation 1 and 2 really kind or already do that. They just
7 kind of say you have to comply with all the laws, but if the
8 extent we want it there is notice, if we could just "as
9 applicable" that makes sure we don't have a conflict. And I
10 said, I'm trying to avoid a conflict situation.

11 RIGGINS: Gilbert, could you stand back up?
12 Gilbert, do you have a problem putting "as applicable" to
13 stipulation 16?

14 OLGIN: Yeah, that's fine. (Inaudible).

15 RIGGINS: I don't. Does the Commission have any
16 problem with that? Because it is as applicable anyway, and if
17 you would like to get 16 modified with the last two words "as
18 applicable" to it, I think that argument's been made. But I
19 think as far as changing anything else, I think it's going to
20 be kind of like it is. Okay, while the applicant is up,
21 Commission Members, any other questions or comments for the
22 applicant? Anybody? Any questions of us?

23 EARL: Nope.

24 RIGGINS: Okay, thank you very much. At this point
25 in time, we'll open the public participation portion of this

1 case and ask if there is anybody in the audience that would
2 come - wish to come up and speak to this case. This is, who?
3 You, sir? Please, please come forward. Please give us your -
4 ??: (Inaudible).

5 RIGGINS: Yes, if you'll give us your name and
6 address after you sign in.

7 WHITAKER: My name's Alan Whitaker. My wife is over
8 there. We're 20 year residents at 17646 North Stonebluff
9 Road.

10 ??: If you can speak up a little bit.

11 RIGGINS: Probably need to try.

12 WHITAKER: Yeah, okay. Anyway, I live just north of
13 the proposed facility, and I own two parcels there that are
14 just north of it. I actually - I do commend Craig for going
15 through the process and everything, doing it properly. There
16 are plenty of folks down there that are full time, part time
17 or whatever, that haven't. Still create their own RV park.
18 So... And I went and visited with Craig, so we had a
19 discussion. He kind of knows where we're coming from, I know
20 where he's coming from. My biggest issue is kind of with the
21 County zoning department more than the applicants. I don't
22 fault them for wanting to do what he wants to do, but - and I
23 apologize then (inaudible) for my ignorance of maybe the total
24 understanding of the code. But I read through the zoning
25 codes, and this application shouldn't even be brought up as a

1 special use permit, doesn't fit the category correctly. I
2 think everybody has my little letter that I wrote in there.
3 So I'd like to know why, why does that happen? Why did the
4 airport, the airstrip for the skydiving place get a special
5 use permit? That doesn't fit either. So if you read through
6 it - and again, I'm not a lawyer, but - and you can twist it
7 any way you want, but it's not meant for commercial entities.
8 It's meant, in cases of camping and such, as recreation. So -
9 and I asked Craig, I said what, are you going to charge
10 people? Of course I'm going to charge people. That makes it
11 a commercial entity. The skydiving place charges, that made
12 it a commercial entity. So why does that - why does that get
13 a special use permit, application even? In my opinion this
14 should have been either rezoned to make it commercial, or
15 whatever that process might include, but I don't get the
16 special use permit. So I'd like to start there, because as
17 far as I'm concerned, it shouldn't have started there. It did
18 start there, so everything else is kind of moot and I'm sorry
19 you spent a lot of money to get to the point you guys have
20 gotten to. But why is that, why is that, why is that
21 applicable, the special use permit?

22 RIGGINS: Before you come up, Gilbert -

23 WHITAKER: You're the catchall, huh?

24 RIGGINS: No, no, just stay at the podium. Are you
25 finished?

1 WHITAKER: Well, that's one thing.

2 RIGGINS: Okay.

3 WHITAKER: But I mean the rest of it's kind of, we
4 already have experience with. The County allowed some things
5 and some things were supposed to happen. Those things haven't
6 happened and nothing's done about it after the fact. So I'm
7 here just to kind of talk about also who's going to watch out
8 for that? I know you said something about park rangers, okay?
9 But park rangers aren't always there. I grew up in the South
10 Phoenix so I know South Mountain Park, and I know how many
11 rangers they applied to that park, and it's amazing what can
12 go on there without a park ranger knowing. I have a relative
13 who's a park ranger, so I give him grief all the time.
14 Anyway, so I wanted to kind of point that out too. I don't
15 know where that would go, but kind of like the gravel pit that
16 was created back there, the skydiving port that's back there,
17 those have all grown into things that weren't initially
18 brought up, weren't initially painted as a picture of, oh,
19 this is what we're going to create. Right? So that's my
20 concern. Where is this going to go, not just a year down the
21 road, but five years down the road, 10 years down the road,
22 and so on.

23 RIGGINS: Okay, well while you're all you're
24 standing there, Commission Members, anybody have any questions
25 of the presenter here? Anything at all? I would just like to

1 say one thing in asking how these things are somewhat
2 controlled. In Pinal County, the enforcement section of the
3 codes are totally governed by complaints. The SUP, as it is
4 written, has innumerable spots that if they break certain
5 covenants, easily observable complaints can be followed up
6 with an enforcement officer quite quickly. Hard zoning
7 wouldn't have that, but this does. So they actually are in a
8 position with this SUP to where they're very much being - I
9 mean this this case has 25 stipulations on it for this, it's
10 an enormous number of stipulations for what they're doing, and
11 so those things can all be looked at and if they don't follow
12 what it is they're supposed to do, an SUP is revocable. And
13 that's the way it works. So in questioning how the
14 protections and various things are built in, that's how
15 they're built in.

16 WHITAKER: Okay.

17 RIGGINS: And if the Commissioners don't have any
18 other questions, and you're done, I would like Gilbert to just
19 come up and speak a little bit to the concept of why this is
20 in an SUP.

21 WHITAKER: Yeah, okay. No, I don't have - I think
22 that kind of, I mean it kind of says what I came to say.

23 RIGGINS: Okay. All right, thank you. And Gilbert,
24 could you speak to that just a bit?

25 OLGIN: Yes sir. Chairman, Vice Chair, Commission,

1 members of the public. In regards to your question about a
2 special use permit, that's a great question. Last time our
3 code was updated, at least the new portion, it was 2013. That
4 being said, regarding the uses that have come up in our code
5 (inaudible) for the old code, the use permit allows us to look
6 at cases like camping - (inaudible) glamping because I would
7 (inaudible) a lot of money versus not. Anyways,
8 glamping/camping, whatever you want to call it, isn't really
9 covered in code. A special use permit allows us to call this
10 what it is, a recreational (inaudible), and to allow a use
11 that's not covered by the code technically, but allows us to
12 put conditions that they will follow, or the use permit's
13 revoked within five years. As you mentioned earlier, we are
14 code - sorry we are - for code compliance, it's a few - if
15 there's issues, it goes straight to code compliance and then
16 we start the process and make sure that you're in compliance.
17 So, but we use a use permit for several different options.
18 Yes, are there different ways to do this? Rezoning is one of
19 them, yes. They could call this a guest ranch, but this was a
20 very simple, basic camping facility that I would argue it's
21 the same as they do up north in Tonto National Park, that
22 idea. And this is (inaudible) we had. So we felt - staff
23 felt that this would fit where they wanted to do it next to a
24 park for Pinal County, and as simple as it was, they were open
25 to all our suggestions, which was provide a limit of units, or

1 spots. Open it to not just RVs, but you know, other types of
2 camping. And we feel that this was a perfect fit in this
3 regard. As I said, typically you're right, we don't do 25
4 stipulations, but they were very good about us covering all
5 our angles and making sure that - five years is pretty quick
6 but this is how confident they are that this is going to be a
7 successful project and they're going to follow all the
8 (inaudible) required. So this is why we use a special use
9 permit for some of these cases. Like I said, they're all
10 different and there's different ways to do it, but this is the
11 one that we felt that works best in this situation.

12 RIGGINS: Thank you. Commissioners, any questions
13 of -

14 DEL COTTO: Chair.

15 RIGGINS: Commissioner Del Cotto.

16 DEL COTTO: Thank you Chair. Gilbert, could you
17 elaborate a bit on what you're suggesting or saying in regards
18 to us not having as a County, not having any rules or
19 regulations in regards to camping?

20 OLGIN: Great question. In the jurisdictions I've
21 worked at, probably three times, four times a year they do
22 what's called code updates. We have been understaffed for
23 quite a while, and that's starting to change. We're working
24 on an update, and I promise you glamping is covered in our
25 update for the ordinance. But because we didn't have the

1 staff needed, we didn't have the opportunity to bring in these
2 new uses, and one of my favorites that we get all the time is
3 the hookah lounge, which is different, I get it, but -

4 RIGGINS: The what?

5 OLGIN: Hookah lounge.

6 RIGGINS: Oh, hookah lounge.

7 OLGIN: It's a recreational smoking activity
8 (inaudible). Anyways, the point is this. There's all these
9 uses that come out - that come up, some are fads, some are
10 not, and these updates that we would be able to do on a yearly
11 basis would cover that. We don't have the opportunity. So
12 we're going to catch the glamping in the update. But this is,
13 what we're doing today, this is the way we're going to move
14 this one forward.

15 DEL COTTO: If I could, I would suggest that we
16 include camping as well as glamping.

17 OLGIN: Correct, and it will be. Yes. Yes.

18 DEL COTTO: Thank you.

19 OLGIN: Great question.

20 RIGGINS: Any other questions of Gilbert? None
21 being, Brent would you - are you wanting to come up?

22 BILLINGSLEY: Mr. Chairman, Members of the
23 Commission, I got up earlier and I kind of talked about SUPs,
24 and why we can use SUPs for different things. Staff is in a
25 really interesting position, in that government's primary role

1 is to protect the life, safety and welfare of the residents,
2 of the tax payers, whether that's a city, a town, a County, a
3 State government, a national government. We take that
4 seriously, but there are a number of constituents that we have
5 to work with with respect to that. One of the important ones
6 is clearly the public, right? But we also have a constituent
7 here that's a private property owner, and that private
8 property owner also has rights. We have processes and codes
9 in place to assist folks in being able to utilize their
10 properties to the highest and best use. We also have the
11 opportunity to be in front of appointed and elected bodies
12 that ultimately make the decisions. We don't make the
13 decisions on things like this, we intervene to try and
14 facilitate life, safety and welfare between the private
15 property owner and the surrounding residents, and overall the
16 residents of the County using the tools that we have available
17 to us. Ultimately, we come up with a case, we provide it in
18 this case to the Planning and Zoning Commission, which is a
19 set of appointed Commissioners under Arizona State law. They
20 then make a recommendation to the Board of Supervisors and
21 ultimately that elected board, elected by the voters and the
22 residents, is the one that makes the ultimate decision. I
23 just want to make that clear to everybody in the room in terms
24 of how the process works. So, thank you.

25 RIGGINS: Any questions at all? Okay, very good.

1 Well then we're back to the concept of we're still in the
2 public portion of this meeting, and is there anybody that
3 wishes at this time to come up and speak to this case.
4 Anybody at all? There none being, we'll close the public
5 participation portion of the case and we'll turn this back
6 over to the Commission for any discussion among ourselves, if
7 there's further questions of staff, of if we're ready for a
8 motion. I will remind the Commission that there was a
9 suggestion of potentially stipulation 16 might wish to be
10 slightly amended with the last two words on the end of it "as
11 applicable," which would have to be mentioned in a motion. So
12 the Commission's pleasure. Commissioner Del Cotto.

13 DEL COTTO: Chair, if I could just make one
14 statement. I would like to commend the couple that have come
15 in front of us today in regards to expressing their concerns,
16 how we do things, when we do them, why we do them, why they're
17 allowed to be done. And that's important for us in our,
18 especially in our district, we've got a lot of different
19 moving parts that always don't make a lot of sense and it's
20 nice to try to help educate folks and let them know that if
21 there is a problem in the neighborhood and there's something
22 that they feel like maybe needs some attention, that they do
23 have the ability to come to the County and let them know what
24 their thoughts are, and that's what they did today. And that
25 is important for us, I think, to hear as a Commission and for

1 us to listen to as a County, in regards to that. So with that
2 said, if I could, I'd like to make a motion.

3 RIGGINS: Certainly, go right ahead. Commissioner
4 Del Cotto.

5 DEL COTTO: Okay. I'd like to make a motion to move
6 SUP-005-23 to the Board of Supervisors for a recommendation of
7 approval with the following 25 situations as noted in the
8 staff report.

9 RIGGINS: And would you like to include the
10 modification to stipulation 16?

11 DEL COTTO: Sure.

12 RIGGINS: Okay, which is adding the words "as
13 applicable" at the end of the statement. Is that how you see
14 it?

15 DEL COTTO: Yes.

16 RIGGINS: Okay, we have a motion, do we have a
17 second?

18 KLOB: I'll second.

19 RIGGINS: Klob?

20 KLOB: Yep.

21 RIGGINS: Commissioner Klob seconds. Everybody who
22 agrees with that, signify please by stating aye.

23 COLLECTIVE: Aye. Any opposed? The motion passes
24 unanimously.

25 CHRISTIANSENS: Thank you. Thank you very much.



PINAL COUNTY

WIDE OPEN OPPORTUNITY

INFORMATION ABOUT CONSENT TO CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

Pinal County, as part of the application process concerning land use requests, is now requesting that property owners or their authorized agents execute and return the attached Consent and Waiver. This policy is a result of that part of the Private Property Rights Protection Act (Proposition 207) that deals with regulatory takings and changes in land uses (A.R.S. §§12-1134 – 12-1138).

By signing the Consent and Waiver, the property owner agrees and consents to all conditions and stipulations in conjunction with the property owner's application, acknowledges that approval of the application might affect current or existing rights to use, divide, sell or possess the owner's property, and waives any right to compensation for diminution in value that may result from approval.

The Consent and Waiver form will be provided at the Concept Review Meeting to allow ample time for review. Should the Pinal County Planning and Zoning Commission ("Commission") recommend approval of the property owner's application, the form will again be provided to applicant together with the Commission's recommended stipulations/conditions. These materials will be provided to the applicant via e-mail, within three business days of the Planning Commission hearing. The property owner is requested to return the executed document to the Pinal County Planning and Development Department within 10 working days so that the document can be inserted into the packet to be presented to the Supervisors as part of the planning staff's report.

If an owner does not sign the Consent and Waiver, the application will continue through the normal County process. The Supervisors will be informed of the refusal and this will be one of the factors considered by the Supervisors.

If the Commission recommends denial of the property owner's application but the Supervisors decide to approve the application, the property owner will be requested to sign the Consent and Waiver with attached conditions/stipulations and conditions, after the Board of Supervisors' hearing.

**CONSENT TO SCHEDULE FOR DEVELOPMENT AND
CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN
VALUE**

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Craig Christiansen ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a for
_____ development of the following described property ("Property"):

["Legal description is attached hereto as Exhibit "A."]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the recreation field, Case No. SUP-005-23, which are attached hereto as

["Stipulations are attached here to as Exhibit "B."]

INDIVIDUAL ACKNOWLEDGMENT

[To be filled out if NOT a corporation, partnership, or trust]

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 4 day of October,
 , by Dahyun Chae
[Insert Name of Signor(s)]



Notary Public



My commission expires: May 09, 2027

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT

[To be filled out if a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____,
_____, by _____ as _____
[Insert Name of Officer] *[Insert Title]*
of _____, an _____ corporation,
[Insert Name of Company] *[Insert State of Incorporation]*
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the
purposes stated therein.

Notary Public

My commission expires: _____

November 15, 2022

LEGAL DESCRIPTION FOR
CHRISTIANSSEN CAMPGROUND
ZONING PARCEL

That part of the Southwest Quarter of Section 33, Township 4 South, Range 2 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the G.L.O. Brass Cap marking the West Quarter Corner of said Section 33, from which the 1/2" Rebar with Tag stamped LS#15933 marking the Center of said Section 33 bears South 89°42'53" East, a distance of 2,623.14 feet;

Thence South 89°42'53" East, along the North line of the Southwest Quarter of said Section 33, a distance of 1,311.57 feet to the locally accepted Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 33;

Thence South 03°15'19" East, along the West line of the Northeast Quarter of the Southwest Quarter of said Section 33, a distance of 627.71 feet to the locally accepted Northwest Corner of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 33, being the True Point of Beginning;

Thence South 89°33'35" East, along the North line of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 33, a distance of 629.95 feet to a line which is parallel with and 25.00 feet Westerly, as measured at right angles, from the East line of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 33;

Thence South 03°10'24" East, along said parallel line, a distance of 629.36 feet to the South line of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 33;

Thence North 89°24'17" West, along said South line, a distance of 629.16 feet to the locally accepted Southwest Corner of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 33;

Thence North 03°15'19" West, along the West line of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 33, a distance of 627.71 feet to the True Point of Beginning.

Containing 394,856 Square Feet or 9.065 Acres, more or less.

EXHIBIT B

SUP-005-23 STIPULATIONS

- 1) Issuance of an SUP does not relieve the applicant from the responsibility of obtaining site plan approval, a building permit or any other permit or approval required by any other applicable law;
- 2) All Federal, State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, site plan review, etc.;
- 3) The property is to be developed in conformance with the site plan submitted in this SUP, along with a specific site plan to include a maximum of 7 Recreational vehicles, which shall be submitted for review and approval, subject to Chapter 2.200 PCDSC;
- 4) This SUP runs with the land covered by the SUP and shall be binding on the property owner and where applicable also the lessee of the property covered by the SUP;
- 5) This SUP authorizes a use to be developed in a particular way as specified by the permit and its conditions as a recreation field;
- 6) The Owner will be the caretaker of the property, shall live on the premise and will ensure all stipulations covered by the SUP are followed;
- 7) This SUP shall be valid for the duration of 5 years and is subject to conditions of approval reviewed every 12 months;
- 8) All landscaping, trees, shrubs shall be native desert vegetation selected from Arizona Department of Water Resources Low water use /drought tolerant plant list for the PINAL Active Management area/Pinal County Riparian Area Guidelines, to preserve the local character, enhance natural and native vegetation;
- 9) Salvaged plants shall be planted on site to remediate effects of all disturbed areas;
- 10) Applicant/owner to ensure riparian area protection by following guidelines as provided by the AZGFD;
- 11) Applicant/owner to follow fencing guidelines as outlined by the AZGFD for ensuring safe wild life corridors are maintained for movement;
- 12) Applicant/owner to follow AZGFD wildlife friendly culvert design guidelines;
- 13) Applicant/owner to follow Lighting zone 1 development service code for outdoor lighting for General Rural zone;

- 14) Owner to follow applicable camping regulations per Title 16- Parks and Recreation, Chapter 3, Section 16-54 of the PCDCS;
- 15) The proposed site plan should have 24' paved ingress-egress, paved camping sites , paved parking;
- 16) Stabilization of commercial parking, drives and yards shall be conducted pursuant to Pinal County Air Quality Code of Regulations Chapter 4, Article 4. Residential parking and drives shall be stabilized pursuant to PCAQ Code of Regulations Chapter 4, Article 5, as applicable;
- 17) Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance. Refer Pinal County Air Quality Code of Regulations, Chapter 4, Article 3;
- 18) All construction activity must conform to the earthmoving activity requirements in accordance with Section 4-3-160 through 190 of Pinal County's Air Quality Code of Regulations;
- 19) Waste generated on the site will be responsibility of the owner to dispose and hauling services;
- 20) Violation of these conditions at any time may involve revocation proceedings by the Pinal County Development Services Department;
- 21) Any change or expansion of use shall require approval of the Board of Supervisors under the procedures pursuant to section 2.150.020 of the Development Services Code.
- 22) A Traffic Impact Analysis will be required. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Site Plan approval. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 23) A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved drainage plan shall provide retention for storm waters in an on-site retention area or as approved by the County Engineer;
- 24) All applicable Federal, State, and local regulations shall be complied with, including, but not limited to, the Arizona Department of Health Services' Administrative Code regulations governing campsites;
- 25) All right-of-way dedication shall be free and unencumbered.

Public Notice

Originally published at azcentral.com on 10/13/2023

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 1ST DAY OF NOVEMBER 2023, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A, SPECIAL USE PERMIT IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. SUP-005-23 PUBLIC HEARING/ACTION: Craig Christiansen, owner/applicant, and Earl & Curley, P.C./Taylor Earl, agent, requesting approval of a Special Use Permit to operate a recreation field, on a 9.064± acre parcel in the GR (General Rural) Zone, situated in a portion of Section 33, Township 04 South, Range 02 East of the G.R.B. & M., Pinal County, Arizona, Tax Parcel 510110260 (legal on file), located about 1/4 mile northwest of Farrell Road and North Stonebluff Road about 2.75 miles south of Maricopa SR 238 Highway, in unincorporated area of Pinal County. 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 WEBPAGE FOR THE P&Z COMMISSION AT: <https://www.pinal.gov/236/Notice-of-Hearings> DATED THIS 15TH DAY OF AUGUST 2023, by Pinal County Community Development Dept. By: Brent Billingsley, 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 (85 N FLORENCE ST) FLORENCE, AZ 85132 NO LATER THAN 5:00 PM ON OCTOBER 20, 2023 Contact for this matter: Sangeeta Deokar, Senior Planner e-mail address: sangeeta.deokar@pinal.gov Phone # (520) 866-6641 Fax # (520) 866-6530 Pub: Oct 13, 2023

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE **1ST DAY OF NOVEMBER 2023**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A, **SPECIAL USE PERMIT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

SUP-005-23 – PUBLIC HEARING/ACTION: Craig Christiansen, owner/applicant, and Earl & Curley, P.C./Taylor Earl, agent, requesting approval of a Special Use Permit to operate a recreation field, on a 9.064± acre parcel in the GR (General Rural) Zone, situated in a portion of Section 33, Township 04 South, Range 02 East of the G.R.B.& M., Pinal County, Arizona, Tax Parcel 510110260 (legal on file), located about 1/4 mile northwest of Farrell Road and North Stonebluff Road about 2.75 miles south of Maricopa SR 238 Highway, in unincorporated area of Pinal County.

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<https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS **15TH** DAY OF **AUGUST 2023**, by Pinal County Community Development Dept.

By: 
Brent Billingsley, 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:

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PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2973 (85 N FLORENCE ST)
FLORENCE, AZ 85132

NO LATER THAN 5:00 PM ON OCTOBER 20, 2023

Contact for this matter: Sangeeta Deokar, Senior Planner
e-mail address: sangeeta.deokar@pinal.gov
Phone # (520) 866-6641 Fax # (520) 866-6530


[Anything below this line is not for publication.]

PUBLISHED ONCE:

Arizona Republic

CERTIFICATION OF POSTING

I hereby certify that the notice shown below was/were posted on the property described in the notice on 10/13/2023
COMMUNITY DEVELOPMENT DEPARTMENT

BY:  Valerie Lujan, Planner
[signature] [print name and title] DATED: 10/18/2023

NOTICE OF PUBLIC HEARING

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Phone # (520) 866-6641 Fax # (520) 866-6530

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PUBLISHED ONCE:

Arizona Republic



MEETING DATE: September 21, 2023

TO: Pinal County Planning & Zoning Commission

CASE NO.: **SUP-005-23, Christiansen Recreation**

CASE COORDINATOR: Sangeeta Deokar, Senior Planner

Executive Summary:

Craig Christiansen, owner/applicant, and Earl & Curley, P.C./Taylor Earl, agent, requesting approval of a Special Use Permit to operate a **recreation field**, located about 1/4th mile northwest of Farrell Road and North Stonebluff Road about 2.75 miles south of Maricopa SR 238 Highway in the unincorporated area of Pinal County.

If This Request is Approved:

The applicant will proceed to a site plan submittal as necessary.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the Special Use Permit with attached stipulations.

LEGAL DESCRIPTION: A portion of Section 33, Township 04 South, Range 02 East of G&SRB&M, tax parcel 510-110260, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: SUP-005-23 – PUBLIC HEARING/ACTION: Craig Christiansen, owner/applicant, and Earl & Curley, P.C./Taylor Earl, agent, requesting approval of a Special Use Permit to operate a recreation field, on a 9.06± acre parcel in the GR (General Rural) Zone, situated in a portion of Section 33, Township 04 South, Range 02 East of the G.R.B. & M., Pinal County, Arizona, Tax Parcel 510-11-0260 (legal on file), located about 1/4th mile northwest of Farrell Road and North Stonebluff Road about 2.75 miles south of Maricopa SR 238 Highway, in unincorporated area of Pinal County.

PARCEL: 510-11-0260 (Legal on file)

LANDOWNER/APPLICANT: Craig Christiansen

AGENT: Taylor Earl, Earl & Curly, P.C.

LOCATION:

The subject site is located 1/4th mile northwest of Farrell Road and Stonebluff Road, approximately 2.75 miles south of Maricopa SR 238 Highway, in the unincorporated area of Pinal County.

DEVELOPMENT SERVICES
Planning Division

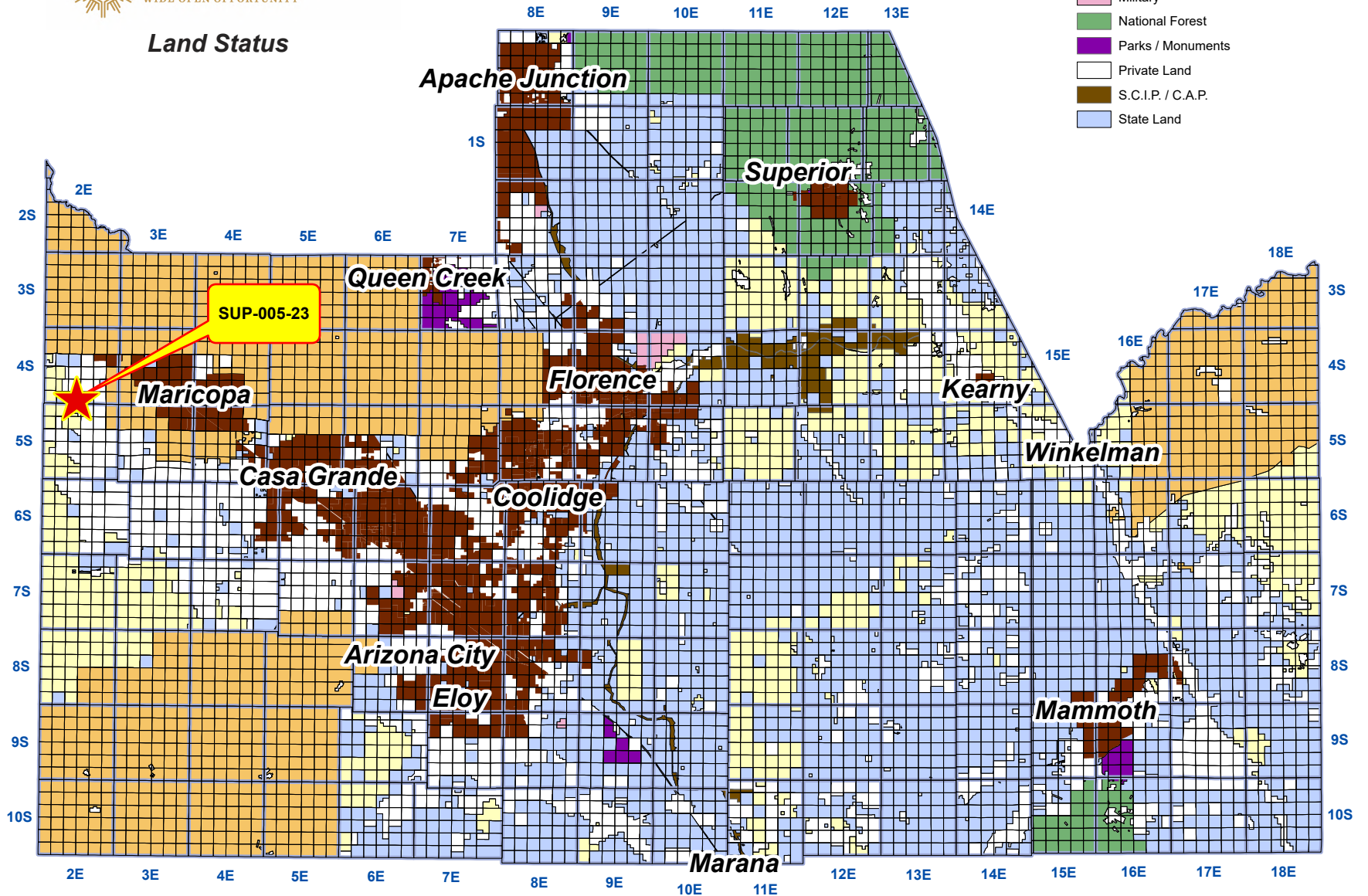


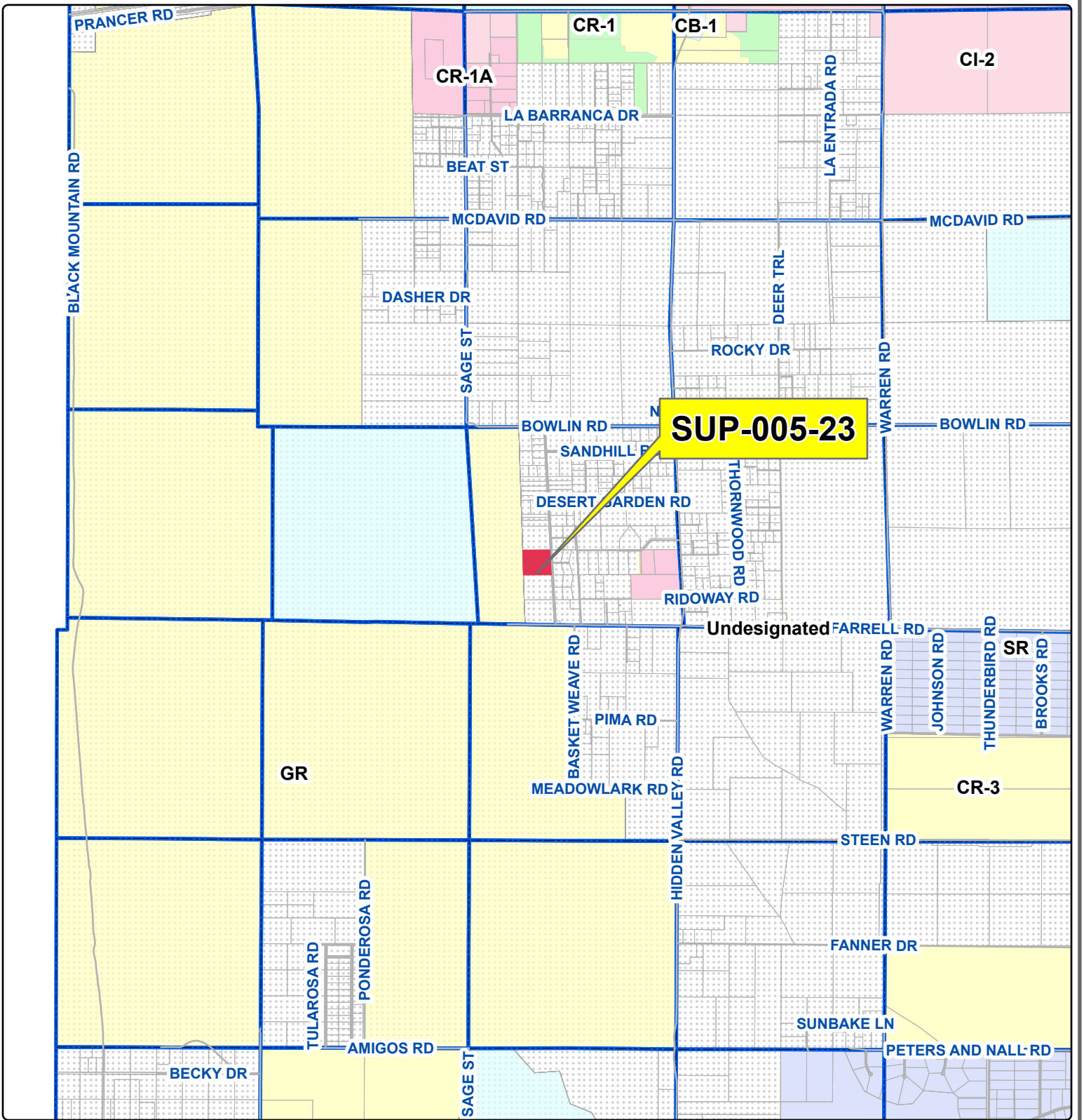
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

Legend

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





Community Development



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in a portion of Section 33, Township 04 South, Range 02 East of the G.R.B. & M., Pinal County, Arizona, Tax Parcel 510110260 (legal on file), located about 1/4 mile northwest of Farrell Road and North Stonebluff Road about 2.75 miles south of Maricopa SR 238 Highway, in unincorporated area of Pinal County.

SEC 33, TWN 04S, RNG 02E



Owner/Applicant: CRAIG CHRISTIANSEN

Drawn By: GIS / IT / RWH Date: 08/21/2023

Sheet No.

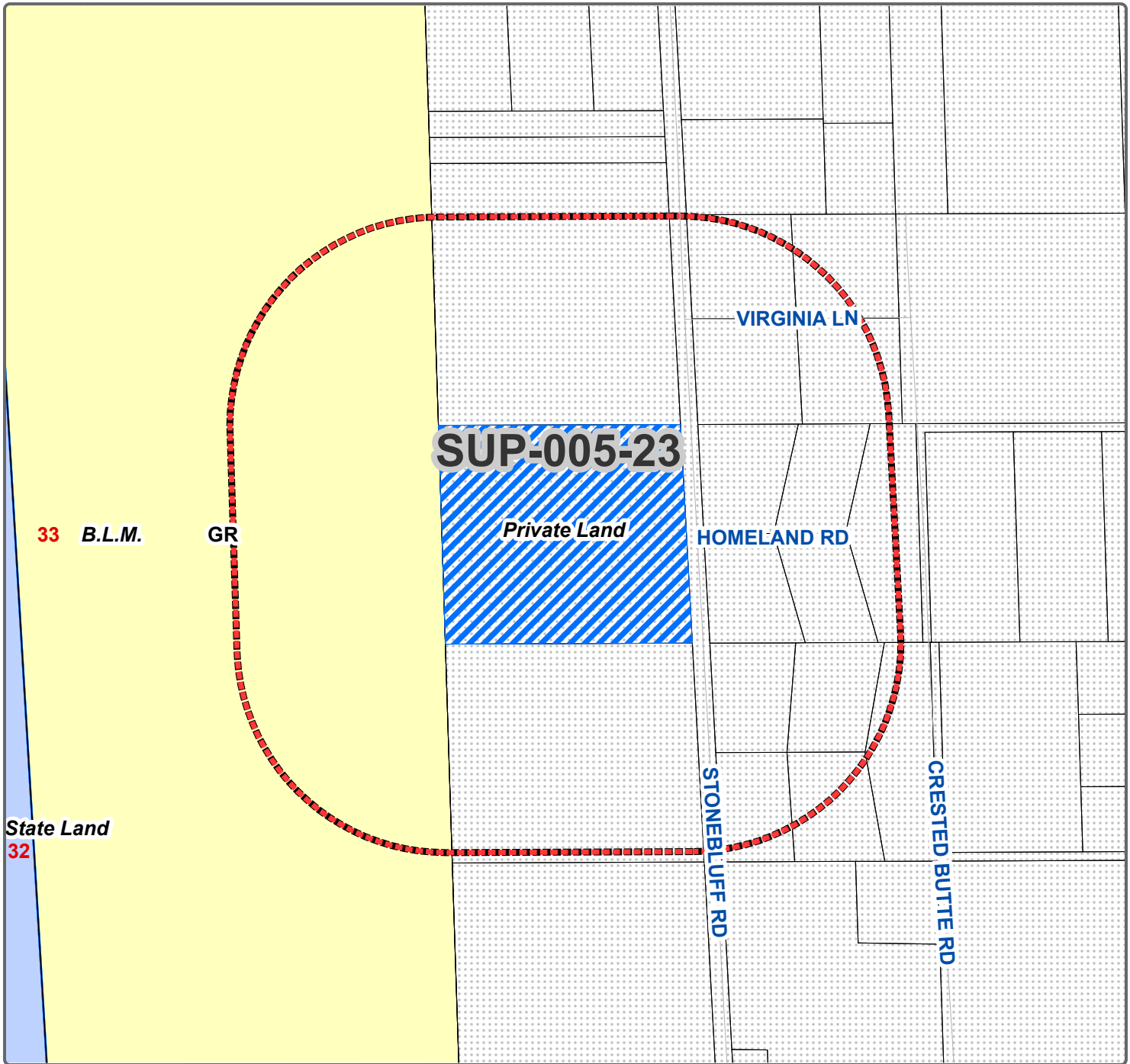
Section 33 Township 04S Range 02E

1 of 1

Case Number: SUP-005-23



Community Development



Community Development

SUP-005-23 – PUBLIC HEARING/ACTION: Craig Christiansen, owner/applicant, and Earl & Curley, P.C./Brian Vaccaro, agent, requesting approval of a Special Use Permit to operate a recreation field, on a 9.62± acre parcel in the GR (General Rural) Zone, situated in a portion of Section 33, Township 04 South, Range 02 East of the G.R.B. & M., Pinal County, Arizona, Tax Parcel 510110260 (legal on file), located about 1/4 mile northwest of Farrell Road and North Stonebluff Road about 2.75 miles south of Maricopa SR 238 Highway, in unincorporated area of Pinal County.

Current Zoning: GR

Requested Zoning: Rezone

Current Land Use: VLDR



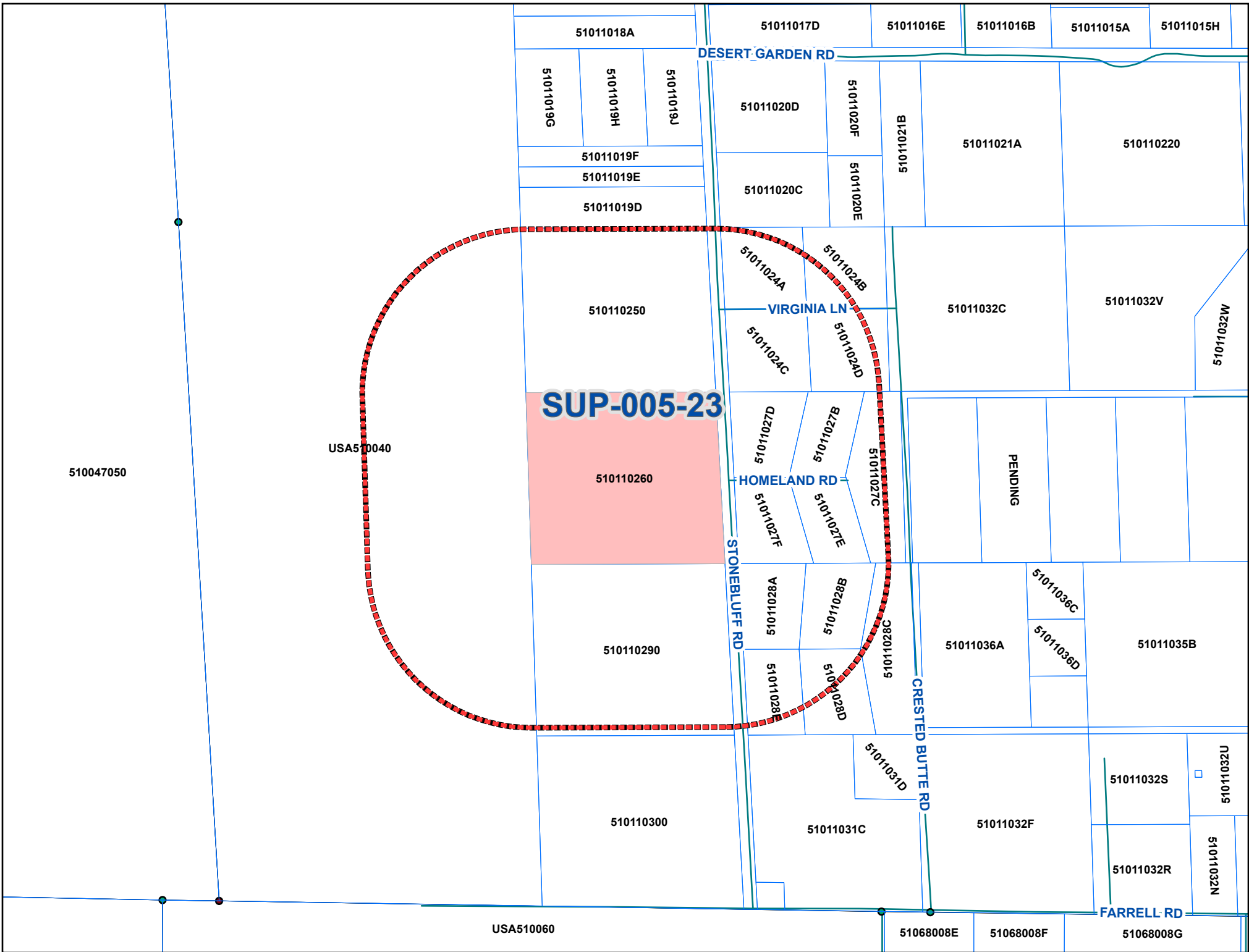
Legal Description:
 Situated in a portion of Section 33, Township 04 South, Range 02 East of the G.R.B. & M., Pinal County, Arizona, Tax Parcel 510110260 (legal on file), located about 1/4 mile northwest of Farrell Road and North Stonebluff Road about 2.75 miles south of Maricopa SR 238 Highway, in unincorporated area of Pinal County.



Owner/Applicant: CRAIG CHRISTIANSEN		
Drawn By: GIS / IT /RWH	Date: 08/21/2023	
Section 33	Township 04S	Range 02E
Case Number: SUP-005-23		

Sheet No.
1 of 1

SEC 33, TWN 04S, RNG 02E



SUP-005-23

51011018A

51011017D

51011016E

51011016B

51011015A

51011015H

DESERT GARDEN RD

51011019G

51011019H

51011019J

51011020D

51011020F

51011021B

51011021A

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51011019F

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51011019D

51011020C

51011020E

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VIRGINIA LN

51011032C

51011032V

51011032W

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SUP-005-23

510110260

51011027D

51011027B

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51011027E

51011027A

51011027C

51011028A

51011028B

51011028E

51011028D

51011028C

STONEBLUFF RD

PENDING

HOMELAND RD

51011036A

51011036C

51011036D

51011035B

CRESTED BUTTE RD

510047050

USA510040

510110300

51011031C

51011032F

51011032S

51011032U

51011032N

51011032R

USA510060

51068008E

51068008F

51068008G

FARRELL RD

SIZE:

9.06± acres.

COMPREHENSIVE PLAN:

The Comprehensive Plan land use designation for the property is Very Low Density Residential (0-1du/ac), where “the intent is to provide for a rural lifestyle as well as to develop within topographical constraints, such as hillsides, rivers and washes”.

ZONING:

The subject parcel is currently zoned GR – General Rural. At present, the owner is building a residence on the property and attempting to develop the remaining property as a ‘rural’ residential property for recreation.

SURROUNDING ZONING AND LAND USE:

North: General Rural Zone (GR)–Developed, natural desert

South: General Rural Zone (GR)–Vacant, natural desert

East: General Rural Zone (GR) – Developed Residential

West: General Rural Zone (GR)–Vacant, natural desert

PUBLIC PARTICIPATION:

Neighborhood Meeting:	June 15, 2022
Agency mail out:	Week of Aug 28, 2023
Newspaper Advertising:	August 29, 2023
Property mail out:	Week of Aug 28, 2023
Site posting, Applicant and Staff:	August 30, 2023

FINDINGS/SITE DATA:

Flood Zone: The subject parcel is in Flood Zone X, Area of Minimal Flood Hazard. There is a riparian habitat that transects the parcel diagonally from northeast to southwest. The direction of storm water is from the south to the north along the washes in the parcel

Access: The property is accessed from Stonebluff road on the east side of the parcel.

History:

The parcel is situated far west in the Pinal County abutting a future Regional Park on the west. The property has remained vacant and is slowly beginning to see visitors in the area due to the proximity to the Palo Verde Mountains. The land-use in the region has been rural and is gaining popularity with its natural settings.

The property is large and interspersed with the cacti and desert shrubs. It has number of washes with slope and drainage flowing from southwest to the northeast of the parcel. There are couple of Saguaro cacti in the 9+ acre parcel spread in the property. The parcel and the surrounding region has a rural – residential character. Surrounding parcels are developed with minimal intervention and maintains the open spaces, views and other natural features of desert landscape. Property to the west is owned by Bureau of Land Management and will likely remain undeveloped. There are unobstructed view corridors that look into the wilderness of the desert from the said parcel.

The owners purchased the property early last year and are currently building a private residence. Currently on the subject parcel there is a shipping container, being used as storage during the construction of the house.

ANALYSIS:**Special Use Permit.**

The owner of the property intends to use the property as a private residence and requests a Special Use Permit to use the remainder of the property as a 'recreation field'. The intent here is to ensure that the rural character of the site remains undisturbed, natural with minimal land disturbance. The proposal is to share this as a glamping site for people with recreational vehicles. The site plan proposes to house a maximum of 7 recreational vehicles with individual spaces including electrical, water and septic hook up. There are no additional amenities like traditional recreational vehicle campsites, provided for glampers on the site.

Recreation is passive and defined as enjoying natural settings, view corridors, mountains, bird watching, hiking trails, and interaction with nature. Arizona Desert scape and backdrop of the Palo Verde Mountain is what the Christiansen's would like to share with the guests/glampers.

The use as a private recreation facility seems appropriate for the location as it provides a quaint facility to enjoy the desert's natural beauty. The proposed use is similar to the uses in the proposed regional park on the west and would be like a continuation of a use extending onto this property. The use as a recreation field is not 'continuous' or a permanent use. It does not generate heavy traffic. Most campers are expected to visit and enjoy the nature during the period from November to March. Visitors would usually spend the day or a weekend and would be allowed for a maximum of 14 days.

Comments

To date, the County has received two letters in opposition with concerns of traffic, noise, dust, and trash and two letters in support of the request.

According to the neighborhood meeting report the applicant submitted, neighbors have indicated support for the Special Use permit and the use as a recreation place.

The Pinal County Department of Public Works reviewed the proposal and comments have been provided to the applicant.

Planning and Zoning Commission

At the public hearing, the Commission needs to be satisfied that the health, safety, and welfare of the County and adjacent properties will not be negatively impacted by this rezoning. Furthermore, the Commission must determine that this zone change will promote the orderly growth and economic 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 and Special Use Permit request.

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, Taylor Earl, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the resolution. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for a Special Use Permit.
2. To date, concerns from neighbor have been received for traffic, noise and pollution, which have been addressed in the stipulations.
3. The property has legal access.
4. The subject property is located within the Very Low Density Residential designation and complies with the Comprehensive Plan requirements.
5. Granting of the Special Use Permit will require, after the time of 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 (SUP-005-23): 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, subject to the stipulations listed in the recommended motion.

If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

STAFF RECOMMEND MOTION (SUP-005-23): *I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with the following 25 stipulations as listed in the staff report:*

- 1) Issuance of an SUP does not relieve the applicant from the responsibility of obtaining site plan approval, a building permit or any other permit or approval required by any other applicable law;
- 2) All Federal, State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, site plan review, etc.;
- 3) The property is to be developed in conformance with the site plan submitted in this SUP, along with a specific site plan to include a maximum of 7 Recreational vehicles, which shall be submitted for review and approval, subject to Chapter 2.200 PCDSC;
- 4) This SUP runs with the land covered by the SUP and shall be binding on the property owner and where applicable also the lessee of the property covered by the SUP;
- 5) This SUP authorizes a use to be developed in a particular way as specified by the permit and its conditions as a recreation field;
- 6) The Owner will be the caretaker of the property, shall live on the premise and will ensure all stipulations covered by the SUP are followed;

- 7) This SUP shall be valid for the duration of 5 years and is subject to conditions of approval reviewed every 12 months;
- 8) All landscaping, trees, shrubs shall be native desert vegetation selected from Arizona Department of Water Resources Low water use /drought tolerant plant list for the PINAL Active Management area/Pinal County Riparian Area Guidelines, to preserve the local character, enhance natural and native vegetation;
- 9) Salvaged plants shall be planted on site to remediate effects of all disturbed areas;
- 10) Applicant/owner to ensure riparian area protection by following guidelines as provided by the AZGFD;
- 11) Applicant/owner to follow fencing guidelines as outlined by the AZGFD for ensuring safe wild life corridors are maintained for movement;
- 12) Applicant/owner to follow AZGFD wildlife friendly culvert design guidelines;
- 13) Applicant/owner to follow Lighting zone 1 development service code for outdoor lighting for General Rural zone;
- 14) Owner to follow applicable camping regulations per Title 16- Parks and Recreation, Chapter 3, Section 16-54 of the PCDSC;
- 15) The proposed site plan should have 24' paved ingress-egress, paved camping sites , paved parking;
- 16) Stabilization of commercial parking, drives and yards shall be conducted pursuant to Pinal County Air Quality Code of Regulations Chapter 4, Article 4. Residential parking and drives shall be stabilized pursuant to PCAQ Code of Regulations Chapter 4, Article 5;
- 17) Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance. Refer Pinal County Air Quality Code of Regulations, Chapter 4, Article 3;
- 18) All construction activity must conform to the earthmoving activity requirements in accordance with Section 4-3-160 through 190 of Pinal County's Air Quality Code of Regulations;
- 19) Waste generated on the site will be responsibility of the owner to dispose and hauling services;
- 20) Violation of these conditions at any time may involve revocation proceedings by the Pinal County Development Services Department;
- 21) Any change or expansion of use shall require approval of the Board of Supervisors under the procedures pursuant to section 2.150.020 of the Development Services Code.
- 22) A Traffic Impact Analysis will be required. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Site Plan approval. All

roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;

- 23) A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved drainage plan shall provide retention for storm waters in an on-site retention area or as approved by the County Engineer;
- 24) All applicable Federal, State, and local regulations shall be complied with, including, but not limited to, the Arizona Department of Health Services' Administrative Code regulations governing campsites;
- 25) All right-of-way dedication shall be free and unencumbered.

Date Prepared: 9/13/2023 SD

Date Updated: 9/15/23 SD



PINAL COUNTY
WIDE OPEN OPPORTUNITY

APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All applications must be typed or written in ink)

Special Use Permit & Property Information:

(Feel free to include answers and "Supporting Information" to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Date of Pre-application Meeting: 5/10/22 2. Pre-application Number: Z-PA- 054-22

3. The legal description of the property: THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA /EXCEPT THE EAST 25 FEET THEREOF

4. Tax Assessor Parcel Number(s): 510-11-026 5. Current Zoning: GR

6. Parcel size: 9.62

7. The existing use of the property is as follows: Vacant Land

8. The exact use proposed under this request: Small RV area with 7 spots

9. Is the property located within three (3) miles of an incorporated community? No If yes, which ones?

10. Is an annexation into a municipality currently in progress? No
If yes which one?: _____

11. Is there a zoning or building violation on the property for which the owner has been cited? No
If yes, Zoning/Building Violation Number: _____

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes and why this proposed use is needed and necessary at this time: See Narrative

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

COMMUNITY DEVELOPMENT
Planning Division

Supporting Information for a Special Use Permit:

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: See Narrative
2. Note any services that are not available to the site. Discuss and improvements of services that would be provided to support the use: See Narrative
3. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
4. Do you understand that the Pinal County Board of Supervisors may include any conditions it finds necessary to conserve and promote public health safety, convenience and general welfare?
 YES NO
5. 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
6. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). 49 trips/day
_____, Show ingress/egress on the site plan.
7. How many parking spaces are to be provided (employees and customers)? RV and 1-2 cars can fit in each of the 7 areas
Indicate these parking spaces on the site plan.
8. 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

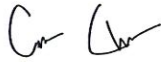
9. What type of landscaping are you proposing to screen this use from your neighbors? Exploring native plant types to the east of the RV's
_____. Indicate the landscaping on your site plan.
10. What type of signage are you proposing for the activity? Where will the signs be located, show the locations of signs on your site plan. Sign will be near entrance, details TBD
11. 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
12. 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. Rural sites set back from road, will remain unpaved, but dustproofed. See narrative for more info.

Craig Christiansen

4614 S. Louie Lamour Dr., Gold Canyon, Arizona 85118

Name of Applicant

Address



christiansenkids0003@gmail.com 612-747-2451

Signature of Applicant

E-Mail Address

Phone Number

Brian Vaccaro

3101 N. Central Ave. #1000, Phx. AZ 85012

Name of Agent/Representative

Address



bvaccaro@earlcurley.com 602-265-0094

Signature of Agent/Representative

E-Mail Address

Phone Number

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

Craig Christiansen

4614 S. Louie Lamour Dr., Gold Canyon, Arizona 85118

Name of Landowner

Address



christiansenkids0003@gmail.com 612-747-2451

Signature of Landowner

E-Mail Address

Phone Number

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

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of 9.6 acres located at 17010 N. Stonebluff Rd, Maricopa, AZ 85139, and further identified *[Insert Address of Property]*

As assessor parcel number 510-11-026 and legally described as follows: *[Insert Parcel Number]*

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints EARL + CURLEY, P.C. *[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]*

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

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

Craig Christiansen
[Signature]
4614 S. Louis Armour Dr.
[Address] Gold Canyon, AZ 85118

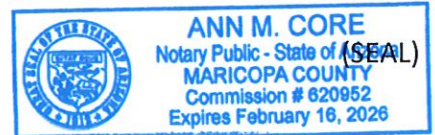
[Signature]

[Address]

Dated: 2/2/23

Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)



The foregoing instrument was acknowledged before me, this 2nd day February, 20 23 by Craig Christiansen

My Commission Expires 2/16/26

Signature of Notary Public Ann M. Core

Ann M. Core
Printed Name of Notary

Ann M. Core
Signature of Notary

Exhibit A

Legal Description

SW NE SW SEC 33-4S-2E EXC E-25' DEEDED TO COUNTY
(.38 AC FOR R/W) 9.62 AC

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 1000 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: See Attached _____
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 11th day of January, 2023, at the office of PinalGIS and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 10th day of February, 2023, before me personally appeared Craig Christiansen
(Name of signor)

Signature Craig Date 2/10/23

State of Arizona
) ss.

County of Maricopa

My Commission Expires 2/16/2026

(SEAL)

Ann M. Core
Printed Name of Notary

Ann M. Core
Signature of Notary



Christiansen Campground / Z-PA-054-22
Neighborhood Meeting
On-Site
June 15, 2022

The Christiansen's hosted a neighborhood meeting on their property on June 15, 2022 from 5:00-6:00pm. They sent a letter (Exhibit A) to all property owners within 1,200 feet of their property (Exhibit B). They had three neighbors show up and were showed a 3-D rendering along with a few posterboards that showed a basic site plan and similar examples of a small, rural campground. All three neighbors were excited for the project, and we will detail their detailed comments are below:

Nicholas Minehart, APN 510-11-021A: Nicholas had no questions nor objections but was excited to see the project and stayed almost the entire time while getting to know the Christiansen family and other neighbors.

Vicki Vanden Heuvel, 510-11-019E, 510-11-019F: Vicki has property a few parcels to the north, but was unsure which ones were hers. While her property is undeveloped, she was interested in what the Christiansen's property would look like. She had no objections and spoke with the Christiansen's about possibly selling her vacant land one day.

Steve Ditto: 510-11-027D: Steve is the closest neighbor who has a residence nearby. He lives directly across the street from the property. He did have a question about where the project would be and was pleased to know the RV campground and house would not be on the front of the property. Once seeing the plans and future location, he was in favor of the project.

It's exciting that three neighbors showed up on a summer afternoon to meet the Christiansen's and learn about their dream of building a house and hosting fellow RV campers. The Christiansen's did a great job hosting and set up tables, chairs, pop-up canopy, had refreshments and their fellow neighbors even stayed past 6:00pm to continue getting to know them. This level of hospitality is exactly in line with the Christiansen's desire to have an intimate setting where the RV families will feel at home.

Attached: Neighbor Letter, Property Owner Map, Property Owner List, Sign-in List

Exhibit A- Neighbor Letter

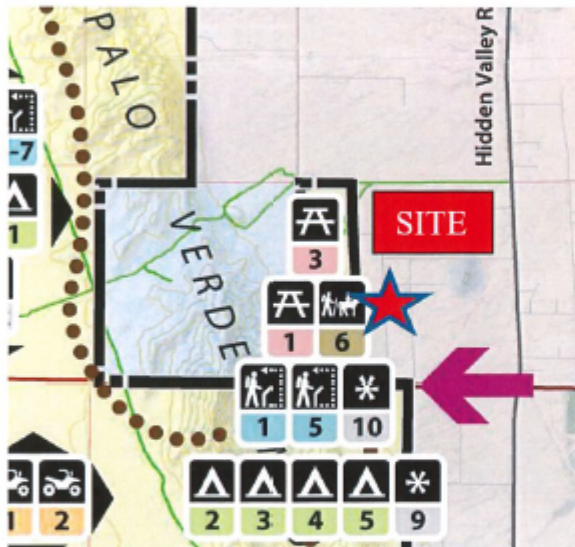
Hi Neighbor! 🌟

We would like to introduce ourselves. We're Craig, Chelsey, and Hayden Christiansen. We are happy to be your new neighbor as we have purchased 10 acres on the west side of Stonebluff Road at the intersection of Homeland Road.

We have traveled the country for the past year and a half, visiting 30 states and looking for our forever home. We loved a lot of places, but nothing called to us like Arizona. We have family in the state and are excited to raise our son here.



The three things we loved the most about traveling were the people, the views, and access to recreational activities. We rarely stayed in the large traditional RV parks or campgrounds but chose to stay in boutique places. These were usually on someone's acreage where they had a home and extra space set up for campers to stay for a few nights. We enjoyed the relaxed nature of this set up.



As you may already know, Pinal County is planning to build the Palo Verde Regional Park adjacent to our property that also spreads to the BLM areas behind our acreage. The image to the left shows the County's current conceptual plans and where our property sits next to it. According to Pinal County, the regional park would include amenities such as hiking trails, picnic locations, camping sites, and parking spaces that would enhance and expand recreational experiences in the area.

Upon learning the exciting news of the Palo Verde Regional Park to the west of our property, coupled with our experiences traveling, it is now our dream to both build a home and live on our property but also to reserve a space for campers to stay on our extra acreages. With our 10 acres of land, we would have enough space for seven RV spaces. To do this, we've hired professional consultants and have begun conversations with Pinal County for the appropriate permits.

We are confident that we will be able to design the space in such a way that it preserves the rural character of the area. To do that, we are proposing to do the following:

- Recess RV spaces back 200' from Stonebluff Road.
- Add landscaping between the RV spaces and Stonebluff Road to mitigate any visibility of the RVs and camping areas, while still maintaining the beautiful view of the mountains. (See early concept rendering to the right)
- As we will be living on site, we will keep the property clean and orderly.
- No long-term stays will be allowed.
- Tight sound curfews will be strictly enforced. We will be raising our family in our house, and we don't want to be disrupted. In all the stays we had, we never saw sound become a problem.



Our vision is to keep the site modest but welcoming. The RV area will retain a rural, and not a commercial feel. As we mentioned above, the spaces we enjoyed the most were simple, non-commercial, and inviting. That is what we want to achieve. We hope to serve as a resource to community members who may have family in need of a place to stay.

Exhibit A- Neighbor Letter cont.

We are holding a neighborhood meet up and chat. We want to meet you, explain a bit more of our vision, and receive any feedback you wish to provide. Join us on our property- the west side of Stonebluff Road at the intersection of Homeland Road (Parcel 510-11-026) (see map below) on **Wednesday, June 15 from 5:00pm-6:00pm**. We will provide snacks, refreshments, and shade so it is a comfortable experience.

Thank you!
Craig, Chelsey, and Hayden
christiansenkids0003@gmail.com

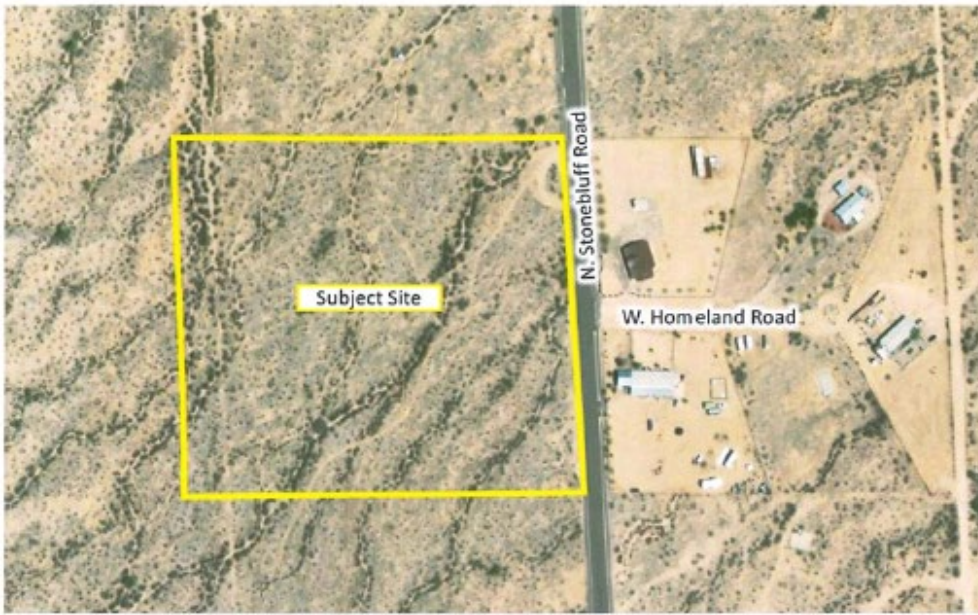


Exhibit B- Property Owner Map- 1200'

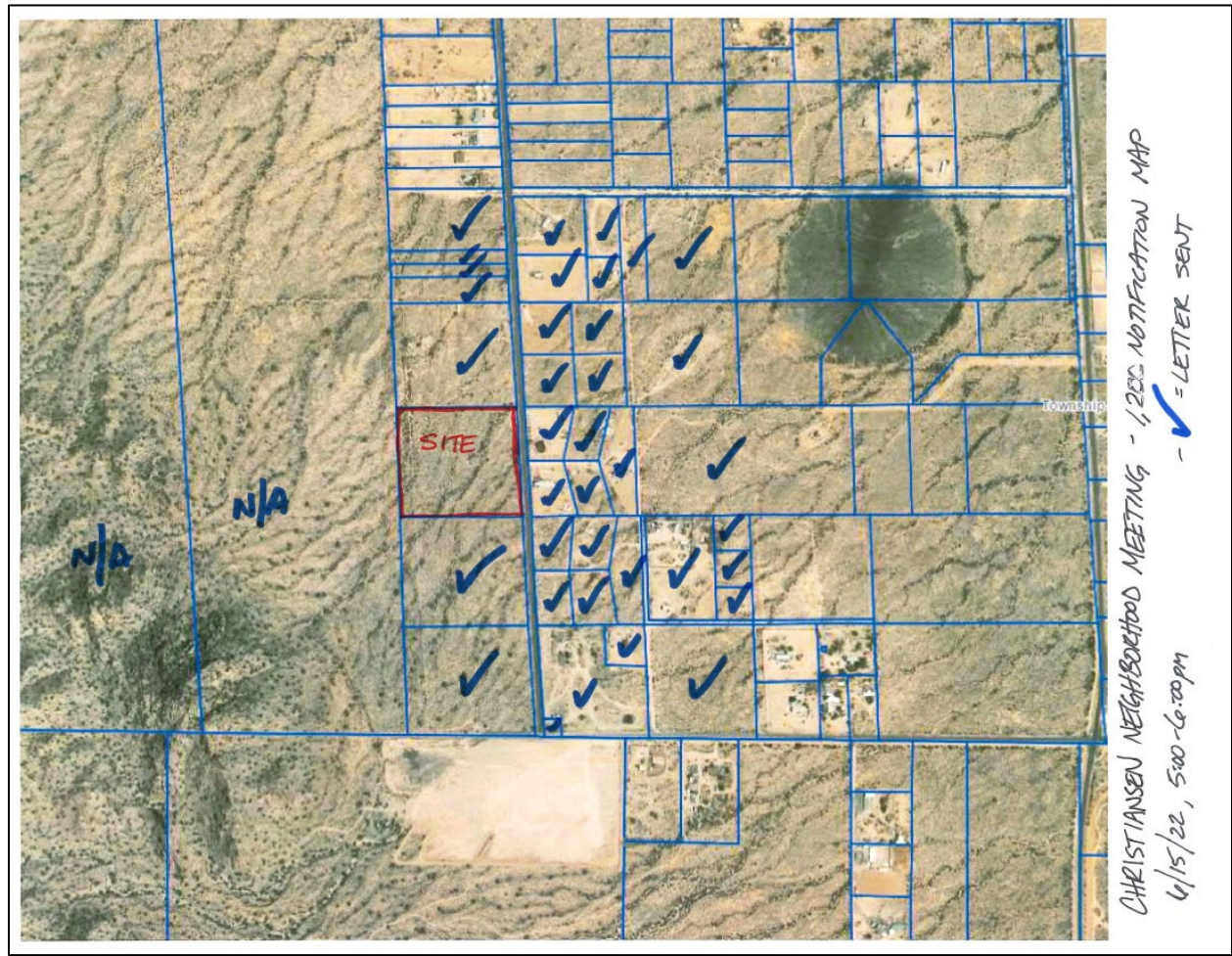


Exhibit C- Property Owner List

Christiansen Post Pre-App Neighborhood Meeting 6/15/22					
Name	APN	Address	City	State	Zip
TOM VILIBORHI	510110290	4109 E CHARTER OAK RD	PHOENIX	AZ	85032
SUSAN ALAYNE HOWARD	510110300	15832 N 37TH ST	PHOENIX	AZ	85032
RENE TENORIO QUNITERO	510110250	1480 E MAIN ST	MESA	AZ	85203
DIVEST LLC	51011019D	3822 E COMSTOCK DR	GILBERT	AZ	85296
DEAN VANDEN HEUVEL	51011019E	3295 S OLEANDER DR	CHANDLER	AZ	85248
DEAN VANDEN HEUVEL	51011019F	3295 S OLEANDER DR	CHANDLER	AZ	85248
JAMES CRESS & JANE LIVING TRUST	51011019B	105 FAIRWAY AVE	THAYNE	WY	83127
RC SQUARED LLC	51011020D	18971 CAMINITO CANTILENA UNIT 1	SAN DIEGO	CA	92128
MARY J DUFFY TRUST	51011020C	PO BOX 23973	TEMPE	AZ	85285
CARRIER DENNIS M III & APRIL MICH	51011024A	17237 N STONEBLUFF RD	MARICOPA	AZ	85139
BRENT CLAY	51011024C	15917 W 149TH ST	OLATHE	KS	66062
BRENT CLAY	51011024D	15917 W 149TH ST	OLATHE	KS	66062
BRENT CLAY	51011024B	15917 W 149TH ST	OLATHE	KS	66062
EDEN ERVIN H JR & ELIZABETH CO-T	51011020E	7650 W SHAW BUTTE DR	PEORIA	AZ	85345
JOSEPH MAX	51011020F	3252 S HUNTER PL	FLAGSTAFF	AZ	86005
ROBERT OWENS	51011021B	14014 S 44TH ST	PHOENIX	AZ	85044
NICHOLAS WAYNE MINEHART	51011021A	42584 W CAPISTRANO DR	MARICOPA	AZ	85138
FRED R WHITAKER	51011032C	4556 N 54TH AVE	PHOENIX	AZ	85031
MARIO SEVERIANO ORTA	510110340	1043 W 5TH ST	MESA	AZ	85201
STEPHEN & NANCY E DITTO	51011027D	17061 N STONEBLUFF RD	MARICOPA	AZ	85139
LOUIS D JR & TRACI PINKERTON	51011027F	55197 W HOMELAND RD	MARICOPA	AZ	85139
RICHARD SCOTT PEEBLES	51011027E	2558 STALLION	N/A	OS	N/A
RICHARD W SMITH & SYLVIA A TRS	51011027B	55116 W HOMELAND RD	MARICOPA	AZ	85139
DAVINA ALEEM-WILLIAMS	51011027C	55083 W HOMELAND RD	MARICOPA	AZ	85139
DIVEST LLC	51011028A	3822 E COMSTOCK DR	GILBERT	AZ	85296
DIVEST LLC	51011028E	3822 E COMSTOCK DR	GILBERT	AZ	85296
DIVEST LLC	51011028D	3822 E COMSTOCK DR	GILBERT	AZ	85296
DIVEST LLC	51011028B	3822 E COMSTOCK DR	GILBERT	AZ	85296
DIVEST LLC	51011028C	3822 E COMSTOCK DR	GILBERT	AZ	85296
JESUS RODRIQUEZ & SAIS AMPARO	51011036A	PO BOX 780	MARICOPA	AZ	85139
CINDY L GORDON	51011036C	5757 N POPLAR ST	MARICOPA	AZ	85139
LEONARD MANUEL FAUSTINA	51011036D	9801 CANYON ROCK PL	LAS VEGAS	NV	89134
TOBIAS I & LINDA Y CHAVEZ	51011036E	1409 W 7TH ST	TEMPE	AZ	85281
LAMBONAL PROPERTY TRUST	51011032F	4450 E DESERT VIEW DR	PHOENIX	AZ	85044
BRENDA ELISET SMITH	51011031D	16684 N CRESTED BUTTE RD	MARICOPA	AZ	85139
ISRAEL PENA	51011031C	1011 N 28TH ST APT 3	PHOENIX	AZ	85008
PALO VERDE MOUNTAIN COMMUN	51011031B	54961 W FARRELL RD	MARICOPA	AZ	85139
JACK KENNETH LANLEY	510110260	33680 S OLD BLACK CANYON HWY	BLACK CANYON CITY	AZ	85324

Exhibit D- Attendee List

Nicholas MinchART 320-709-4878
Nikki Vandenhoevel 480 452 9710 deanvk@gmail
Stephen Ditt 602 500 5020

The Christiansen Property

7644 S 27th Ave

Pinal County

Special Use Permit Narrative

SUP-005-23

August 28, 2023



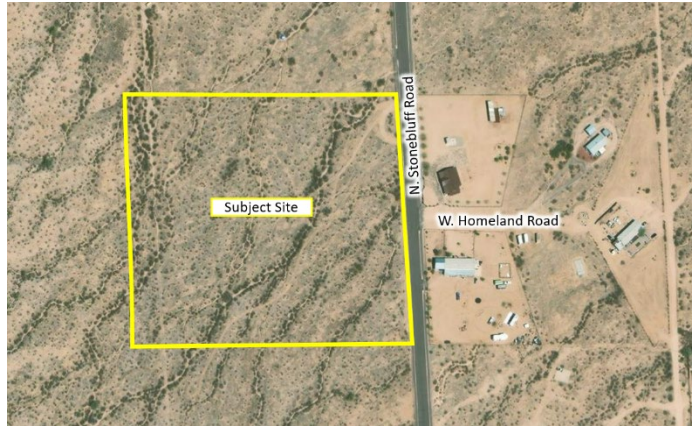
3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012

Phone: 602-265-0094
Fax: 602-265-2195

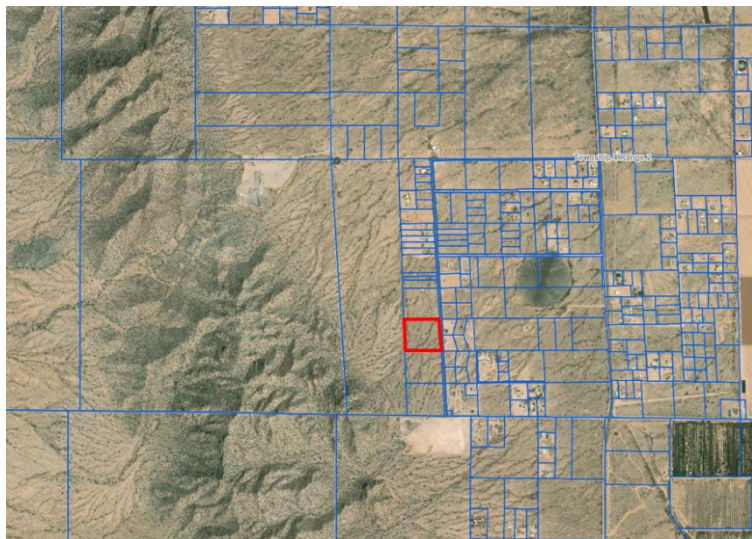
Purpose of Request

On behalf of our clients, Craig and Chelsey Christiansen, we are submitting this Special Use Permit request and supporting documents for a Special Use Permit.

The Christiansens are building their personal residence on the large 9-acre site shown to the right. With the excess land, they want to make the land available for individuals looking to camp in their Recreational Vehicles (“RVs”)



(sometimes referred to as “glamping”). These types of RV spaces for rent on private properties have become increasingly popular over the years, but they are still relatively unknown outside the RV community. Yet the use of unused land on large lots for this purpose provides a quaint and private opportunity for RV users to experience different areas of the state and region and connect with fellow RV users and hosts. The charm of these settings depends upon the lot being preserved as a rural-residential environment. Indeed, users enjoy these glamping sites specifically because they do not resemble commercial RV parks. That is the Christiansens vision for this site. They wish to keep it rural and only provide for a small number of recreational vehicles to be on site at any given time.



The Christiansens’ property is approximately 9 acres in size and located ¼ mile northwest of Farrell Road and Stonebluff Road in Pinal County. The property is a perfect location for such a use as it is up against the Palo Verde Mountains and the proposed Palo Verde Regional Park. The broader aerial to the left shows how the Christiansens’ property sits up against the mountains and at the edge of the rural-residential area. In our opinion, this location provides an ideal setting for the proposed add-on to the Christiansens’ single-family lot.



We believe that the proposed characteristics of the use, coupled with its location, will ensure the use will not have a negative impact on the rural-residential nature of the area.

Moreover, it will provide the Christiansens with an opportunity to connect with individuals from around the state and region and share with them the beauty of Pinal County’s desert and mountain setting. This sense of community is at the core of this trending use.

Indeed, it was the Christiansens experience as guests that motivated them to become hosts.

Description of Proposal

The site itself

Not many families find their forever home during a global pandemic, but it was true of the Christiansens. For the last year and half, they have traveled the country, visiting thirty states looking for their forever home. In that time, they enjoyed a lot of places, but nothing called to them like the Arizona desert and the backdrop of the Palo Verde Mountains. During their travels, the thing they loved the most was the interactions and relationships with other travelers and hosts. They rarely stayed in large, commercial RV parks or campgrounds, but instead enjoyed staying on private residential lots where recreation areas had been set aside for recreational vehicle users to rent space. These types of recreational vehicle spaces are like Airbnb for recreational vehicle users and were found using similar websites—such as [Hipcamp.com](https://www.hipcamp.com).

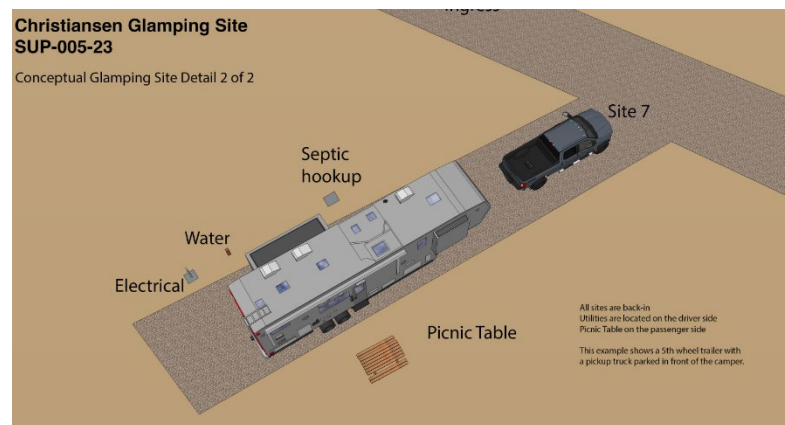
Meeting other families that were utilizing such accommodations and the sites’ gracious hosts sparked a passion in the Christiansens to replicate this experience on their newly acquired land in Pinal County. Their recent traveling experience has given them an understanding of how to provide for limited RV opportunities on their property while preserving the rural-residential nature of the site and the area.

Guests visiting the subject site would have access to the property from Stonebluff Road, which is a paved road. There are two points of ingress/egress (see image to the left) onto the Christiansens' property that are composed of gravel. Each of these access points are 24' wide to accommodate all vehicle sizes. Each of the designated area for recreational vehicles would be setback from Stonebluff Road and the sites' north and south property lines. The recreational vehicle areas would accommodate different sizes of vehicles to ensure the site is inclusive to different types of recreational vehicle guests.



Each area would contain recreational vehicle utility hookups (power, water, and septic), a trash receptacle, a picnic table, and additional space for automobiles to park. There would also be an emphasis on the RVs being clean, orderly, and less than ten years old. The Christiansens anticipate opening these spaces to guests throughout the year. The anticipated average stay would be for one weekend.

With the site being approximately 9 acres in size, it allows the Christiansens the ability to place the recreational vehicles away from the road, thus maintaining the rural residential feel of the area. It also allows them the space to create areas that range from 3,800-5,900 sf, which allows a recreational vehicle and 1-2 vehicles to fit within an individual's rented area. All recreational vehicle areas have a depth of at least 127', which would easily accommodate the largest recreational vehicle (45' long) as well as two full size SUVs (36' combined). Having such depth reduces the need for parking spaces outside of the rented areas. The site has two guest spaces that are ADA accessible, are accessed off the access driveway, and are near the owner's residence. Also, due to the size of the lot, the placement of the sites, and existing and future 40'-wide landscaping buffer towards the front of the property, the view of the glamping sites from Stonebluff Road will be mitigated. The closest areas for the recreational vehicles are approximately 145' and 106' away from the front property line.



Many commercial RV sites offer a commercial element such as a clubhouse, showers, and/or a swimming pool. This glamping site will not offer those as the Christiansens desire is to keep this as rural as possible to maintain the rural residential feel of the area. This is *not* designed to be an RV park. This is merely an allowance for some RV users to park on their site with limited amenities. Again, a core feature of the proposed use is to maintain the rural feel and not have it feel commercialized.

Landscaping

To help preserve the rural residential feel from outside the site, the proposal includes the addition of landscaping on the street side. To the right is a landscape exhibit that shows plants and bushes that are approved for both the Pinal County Riparian Area Guidelines and the Low Water Use/Drought Tolerant Plant List. This will create an attractive streetscape that will help mitigate views into the site for the limited residents in the area.

The proposal also proposes to push back the RV spaces away from the street. With the site being nine acres, there is plenty of space to do so. This too will assist with mitigating any impact.



- Low Water / Drought Tolerant Plant List
-  Desert Willow (5)
 -  Ironwood (8)
 -  Brittlebush (10)
 -  Agave (12)
 -  Mesquite (3 Existing)
 -  Creosote (140-180 Existing)



Northwest corner of property, looking South

On the back of the property, there is already a good amount of existing vegetation in the form of creosote bushes. To the left is an image from the northwest corner of the property looking south. Our plan is to match the amount of landscaping present on the northwest corner of the property to the southwest corner of the property. This will be done by planting additional creosote bushes. This will help to preserve the aesthetic as natural as possible. If the Christiansens were to start planting trees and other bushes on this west side, it would look unnatural. And the strong desire from the Christiansens is to preserve the west

side of the site in a natural condition.

The addition of a landscape strip makes sense on the east side because it is next to the residential neighbors who have a similar front landscape aesthetic on their properties. The Christiansens are willing to install landscaping that is harmonious with this aesthetic.



But one of the great benefits of where this site is located is that it is next to the regional park, and that park will also have allowance for RV camping. So, the uses are compatible and consistent. Additionally, the County will surely be installing landscaping on the border of its park property. Instead, the natural condition of the desert will be preserved. The landscaping should be consistent on both sides of the property line so that it is as seamless and natural as possible. And that is why the Christiansens will stick to filling in some gaps with native plant species but avoid installing a landscaping row like the image above.

Lighting

We feel it important to keep this a rural area and want the lighting on site to reflect that. No overhead lights will be installed and the only lighting for the recreation area will be to demarcate the driveways and recreation sites. These lights will be limited to those that are solar powered, to keep the lighting low and modest.

Noise mitigation

The Christiansens have designed the site to control any unwanted noise. After all, this site will be the Christiansens' full-time residence. They will be the ones most protective of preserving the quiet residential character of the site. This will be achieved through various means. First, each glamping site will have an electric power hookup. This means there is no need for generators.

Second, the Christiansens have included very limited outdoor amenities. Not only does the site have no pool or clubhouse, it also doesn't feature any fire pits. Each site has a single picnic table. That is it. Users coming to this site will come for the natural desert experience, not for the amenities. There are other sites where such outdoor amenities can be found and enjoyed.

Third, the Christiansens will require guests to follow the site's hours of operation and preserve curfew from 10pm to sunrise.

Fourth, the Christiansens will continue to live on-site with their family, ensuring there is a resident with a vested interest in peace and quiet that is living on-site.

With these measures in place, the use will remain quiet and consistent with the rural character of the area.

Other residential properties where the Christiansens stayed during their cross-country trip utilized similar methods, which worked well to preserve the rural character. Here is one such example:



Hours of operation

The site will have hours of operation from sunrise to 10:00pm. This ensures guests are not arriving when other guests or neighbors are not awake. The hours of operation proposed matches the hours of other parks in Pinal County and is the accepted norm for glamping sites.

Conservation Zones

The site has a xero-riparian area that the Christiansens are aware of. They are taking precautions to limit the disturbance of the area. The recreation vehicles have been placed outside of the xero-riparian area. Placing them outside of the area allows three positive benefits: it does not restrict the flow of rainwater, it allows seasonal plants to grow, and allows animals to move undisturbed through the area. Furthermore, the additional landscaping the Christiansens are proposing are commonly located in xero-riparian areas, which will be beneficial for the wildlife

habitat and overall aesthetics of the site. In addition to the careful placement of the recreation vehicle glamping sites, culverts have been installed where the driveways intersect the xero-riparian area. This allows for water to continue its natural flow to the northeast.

Paving

Since 2012, the site has been within Arizona Department of Environmental Quality's (ADEQ) West Pinal PM-10 Nonattainment Area. There are five sources of pollutants: unpaved roads, paved roads, construction, windblown dust, and agricultural activities. Fortunately, the glamping use will not have agricultural activities and will have only very minor site development work. It will be required to have a driveway, but that is no different from any residential property in the area. Staff has indicated that gravel or decomposed granite is suitable for the glamping sites, which is what the Christiansens will be using.

The site features a horseshoe road for access to the glamping sites. Leaving this as untreated dirt would create dust, which is not desirable. But paving the roadway is also undesirable. First, it would make the site look commercial, which is contrary to what is being sought here. The rural aesthetic is important for the Christiansens, the guests, and the neighborhood. Second, ADEQ also lists *paved* roads as a source of pollutant for this PM-10 Nonattainment area.

A solution to this issue is to implement a dust control alternative. Fortunately, this issue has already been solved by the City of Phoenix. The City of Phoenix was put into a PM-10 Nonattainment Area twenty-five years before West Pinal and has sought alternative dust control methods for areas that are still dirt but have heavy foot, bicycle, and vehicular traffic (for maintenance). To the right is a picture of a section of the SRP canal. The canals have been treated with Gorilla-Snot, which provides erosion control and dust suppression. Gorilla-Snot is a topical application that is hydraulically sprayed and penetrates into the soil and creates a durable surface crust that provides multiple years of long-term effectiveness by keeping soil, aggregate and particulates on the ground. It can be re-applied with further treatments and each future application strengthens the area where it has been applied. Gorilla-Snot is biodegradable and safe for humans, animals and vegetation and is **PM-2.5 and PM-10 compliant**. Because of these features, the Christiansens will implement Gorilla-Snot or an equal alternative dust plan material, as approved by Pinal County, to comply with the air-quality issue. In addition to the Gorilla-Snot (or similar product), the Christiansens are willing to implement other dust control methods such as decomposed granite, gravel, or another suitable option that staff recommends that meets the nonattainment area requirements while maintaining the rural nature of the project.



In addition to the paving solution, there are other choices the Christiansens have made that will further meet the goals of the West Pinal PM-10 plan. The trip generation of the recreation vehicles is minimal, the recreation vehicles also will maintain a low-speed limit and not run on generators. And the additional landscaping provided will aid in the air quality for West Pinal.

Existing Vegetation

The site has a variety of existing species on the site, namely creosote bushes and mesquite trees. The layout of the driveway and recreation vehicles take into account the existing vegetation to limit the amount of disturbance. If any mature mesquite trees are within the development areas and cannot be preserved in place, the Christiansens will attempt relocate the mesquite trees.

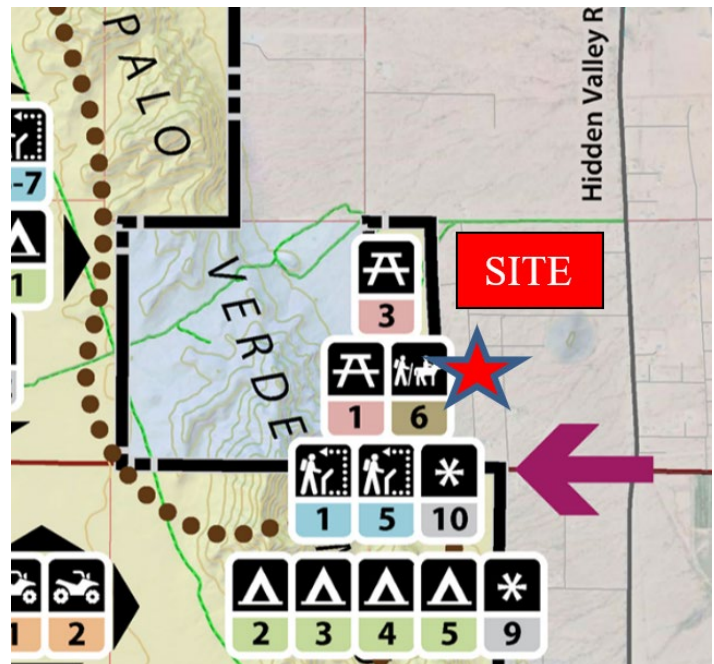
Relationship with the proposed Palo Verde Regional Park

In 2016, Pinal County Board of Supervisors approved the Palo Verde Regional Park Cooperative Recreation Management Plan. Pinal County staff has completed the preliminary design for Phase I development of Palo Verde Regional Park and are working on the final approvals with BLM to acquire the lease for Phase I.

Our client's property is adjacent to the Palo Verde Mountains, which are included in the proposed Palo Verde Regional Park. The Park establishes the character of the area as a camping and recreational area, which further supports the proposed use at this location. A fence will be installed on the rear property line and will meet the Arizona Game and Fish Department's requirements for wildlife compatible fencing.

The map to the right illustrates the proposed public amenities that would be near the Christiansens' house: picnic areas and a trailhead facility (parking and comfort station). In addition to those, other nearby features of the park would include hiking trails, motorized trails, hunting, camping, amphitheater, disc golf, etc.

These features and amenities are expected to be used by the guests of the Christiansens because one of the park entrances will be only ¼ mile to the south via Farrell Road.



Similar Residential Sites with recreational vehicle Guests Privileges

To provide the County with a better sense of the Christiansens proposed use, we wish to provide a few photos of other residential lots that allow glamping, which are booked through sites such as hipcamp.com and compendium.com. As the County will note, the residential-rural nature of these private lots is preserved in each instance. Indeed, that is part of the charm of the location. That is what the Christiansens are seeking here.



Comprehensive Plan Alignment

The County's 2019 Comprehensive Plan designates the subject site as Proposed Regional Park and Very Low Density Residential (0-1 du/ac). The proposal would follow the Very Low Density Residential (0-1 du/ac) designation by having one permanent single-family residence and the approved Special Use described in this narrative.

As a roadmap to Pinal's future, the 2020 Pinal Comprehensive Plan expresses the residents' values of having a sense of community, having a rural atmosphere and environment, maintaining open space, and embracing a diversity of uses. We feel this proposed development meets the current and future needs of the neighboring community, Western Pinal, and the region as a whole.

Below are guideline, goals and policies from the Comprehensive Plan and how this project meets them:

Rural Residential Planning Guidelines

- ✓ Rural residential may be oriented toward lifestyles such as equestrian, agriculture, or keeping animals.
- ✓ Rural residential may occur in areas where terrain or environmental characteristics do not allow smaller lot product.
- ✓ Consider providing linkages from rural residential areas to adjacent public lands if appropriate.
- ✓ **This type of residential development tends to emphasize privacy over convenience though some types of appropriate land uses such as commercial may be compatible (emphasis added).**
- ✓ Landowners may develop large lot, single-family rural residential, or cluster development on smaller lots to conserve open space, views, and other natural features.
- ✓ Preservation of larger, connected open space and preservation of sensitive land areas is encouraged.

The property and surrounding residential lots are all zoned General Rural and the Comprehensive Plan is Rural Residential. It is worth noting that some of the parcels west of Stonebluff have proposed Regional Park on a small portion of their land that is closest to the Palo Verde mountains. Being adjacent to the Palo Verde Mountains and proposed Regional Park links the residential to public lands. It allows the privacy while offering a very minor commercial use. This use is compatible with the size of rural lots in the area as it still provides privacy to adjacent neighbors.

Pinal County Values

To use the human body as an analogy, if *land use* is the skeleton that holds everything together and *circulation* is the system that keeps Pinal County moving, then *Pinal County's Vision* is the heart that ensures the County's quality of life is maintained over time.

Pinal residents emphasized they value:

- Open space
- Rural atmosphere and environment
- Natural beauty
- History and heritage
- Night sky and clean air
- Diversity

Pinal residents also emphasized they do **not** want to lose:

- Open space
- Diversity
- Sense of community
- Agriculture
- Uniqueness
- Clean air, water, environment
- Water resources
- Wildlife

The use maintains the rural lifestyle and the single-family house will be set back from the front property line to preserve neighbors' views and maintain a rural feel.

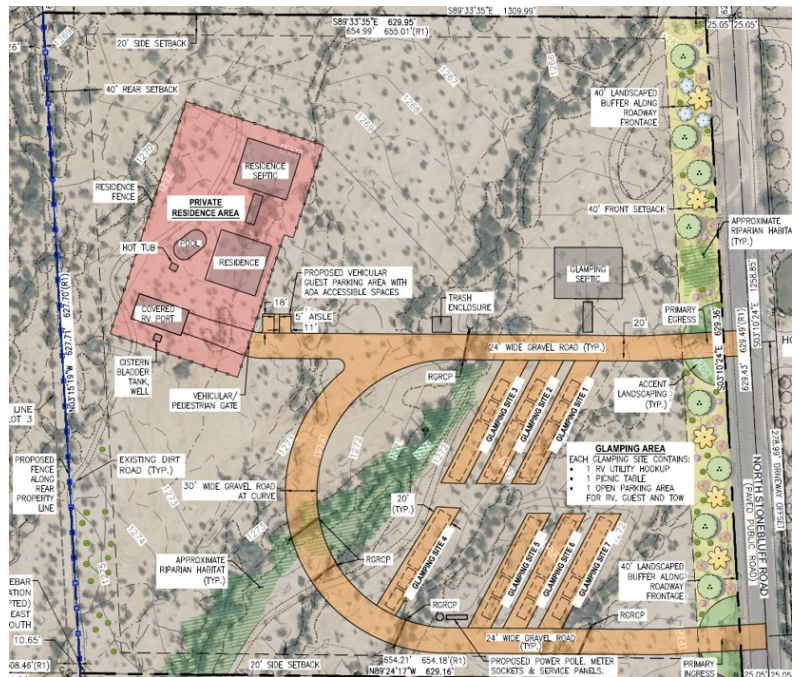
Below are goals and the objectives and policies from the Comprehensive Plan and how the proposed use meets them:

Land Use

3.1 Goal: Carefully manage and guide growth in a manner that promotes economic development, integrates current and future multimodal transportation systems and is sensitive to the natural environment.

3.1.2 Objective: Provide for the coexistence of urban and rural land uses. Policies: 3.1.2.1 Encourage the protection, preservation, and maintenance of existing rural land uses and rural character.

The property is approximately 9 acres, which provides plenty of space for a single-family residence and seven individual glamping areas for recreational vehicles. With the existing landscape and proposed future landscape in front of the recreational vehicles (see image to the right) this will continue to be rural in nature and be compatible with the aesthetic of the property on the other side of the street. By limiting the proposed use, the site will not feel overcrowded and will still maintain a rural feel. Preliminary plans show approximately 30,000sf of space for the recreational vehicles and that is if all the sites are in use at once. The house and recreational vehicle port combined are an estimated 3,000-4,000sf. Even if the recreational vehicle areas were counted toward lot coverage (which they are not), the entire site (including the house) would only total 12% lot coverage.



3.1.4 Objective: Promote a balance between conservation of the natural environment and development.

3.1.4.5 Policy: Encourage development that sensitively integrates natural environment and maintains healthy ecosystems, including the consideration of adjacent parcels, connectivity and wildlife linkages.

This project seeks to maintain healthy ecosystems. Solid walls are not planned for any property line and the existing fences have open styles that allow wildlife and water to flow through the site. Also, while there are a few washes that run through the site, careful consideration of the house and recreational vehicle area have been considered to minimize the disturbance of rainwater.

3.5 Goal: Concentrate development and encourage an appropriate range of land uses within Growth Areas in collaboration with and compatible to surrounding communities.

3.5.1 Objective: Encourage development within Growth Areas to occur in a coordinated and balanced fashion.

This proposal focuses on maintaining the area's rural feel while still allowing an appropriate ancillary land use. That is what the above language is intended to address. The County needs development to occur in a way that is sensitive to surrounding communities. With the screening, setbacks, open space and other devices discussed herein, the Christiansens are preserving the rural neighborhood while still helping to activate the County's adjacent regional park.

3.5.1.10 Policy: Encourage the consideration of the natural environment including wildlife habitat, washes, surface and groundwater quality and quantity, and air quality as an integral component of planning within Growth Areas.

The house and recreational vehicle areas are being situated in site locations that best protect the natural washes and wildlife habitat. No solid walls are planned, which promote the wildlife to move on the site as they do currently. The water flowing through the riparian areas will also not be hindered by solid walls. Regarding air quality, the recreational vehicles that are being allowed on the campsite will be newer models that emit lower exhaust amounts than older models. The amount of recreational vehicles will be capped at seven, which will yield very little traffic. And once those recreational vehicles are parked onsite, they will have the hook ups to allow them to not run any motors or generators.

3.5.1.11 Policy: Encourage the integration of the built and natural environment.

This proposal successfully preserves the natural environment of the site and area. The placement of the house and campsites is away from Stonebluff Road and is placed outside of washes and riparian areas to the best of our ability. As stated above, the lack of solid walls facilitates the natural water and animal movement that currently exist.

3.7 Goal: The West Pinal Growth Area should become a sustainable, well planned Growth Area in the heart of Pinal County.

The West Pinal Growth Area has seen growth near the Ak-Chin Indian Community, which is less than three miles away from the subject property. Additional growth is planned due to I-8, I-10, and rail assets. This project brings development that is not another master planned community, but one that brings tourists to stay and enjoy the campsite, the Palo Verde Mountains, and spend money at nearby restaurants, grocery stores, gas stations, and other retail establishments. Also, the owners will live onsite in their house which ensures the property is in optimal shape and the

guests are being respectful of the area. This site brings forth appropriate development, brings in additional revenue, and is cognizant of its neighbors and environment. When all these factors are combined, the result is a very sustainable project in the West Pinal Growth Area.

Economic Sustainability

5.1 Goal: Create more employment opportunities in Pinal County.

5.1.2 Objective: Increase the economic impact of visitors and seasonal residents in the County through wildlife watching and passive outdoor recreation.

The proposed project would draw tourists and draw people near to the Palo Verde Mountains and future Regional Park, increasing the opportunity for out-of-area spending on the local economy. The proposed use squarely meets this policy objective. Northwestern Pinal does have a few tourist attractions (casino, skydiving, racetrack), but there are very few attractions increase the economic impact through wildlife watching and outdoor recreation. This project would allow guests to stay *adjacent* to the Palo Verde Mountains and future Palo Verde Regional Park.

5.1.2.4 Policy: Build on the County's strengths in regional tourism and recreation by linking regional trails, waterways, and other linear features to local communities for access and to increase economic impact.

Similar to above, a small, boutique site for glamping that is *adjacent* to the Palo Verde Mountains and future Palo Verde Regional Park is a perfect match for this policy. This relationship will be mutually beneficial as guests will choose to stay onsite due to the scenic views from the mountains and the nearby access to the park and its regional amenities.

5.1.2.6 Policy: Encourage passive outdoor recreation activities such as trail riding, bird watching, hiking, cycling, angling and hunting that are potential economic drivers for the County.

Once again, this site could not be better situated to provide outdoor recreation activities. Nearby access to the Park allows guests to visit the mountains/park and enjoy the beauty of the desert. Recreational vehicle owners are known to love being outside and having nearby access to the mountains and park will be a driving factor for their desire to travel to this site and Western Pinal.

Open Spaces and Places

6.2 Goal: Develop a safe, multi-use trail system that provides connectivity throughout the County and to adjacent recreational areas.

6.2.1 Objective: Provide for a wide range of nonmotorized and motorized trail usages including hiking, equestrian, mountain biking and off-highway vehicles.

6.2.1.1 Policy: Encourage multi-use path and trail corridors for connectivity throughout the County.

The site certainly meets this goal, objective, and policy. Instead of a walled off single-family residence, the owners want to provide guests the ability to enjoy their property as well as the ability to access the multi-use trail system that is being proposed with the Palo Verde Regional Park. Access to the Park will be ¼ mile to the south.

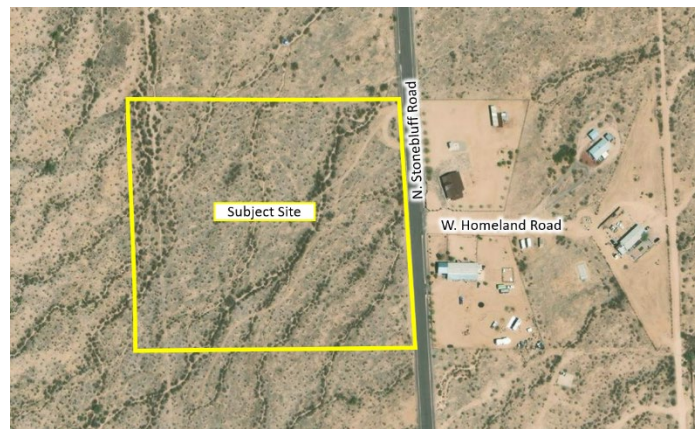
6.2.1.5 Policy: Encourage public access to all trails by coordinating with public agencies and private developers to ensure that appropriate public trail connections and access points are planned, constructed and maintained.

The trails will be a feature to potential guests, and the Christiansens love the thought of having their guests utilize the trails immediately to the west of their property.

Relationship to Surrounding Properties

Site

The 9.064 acre site is in west Pinal County, a ¼ mile northwest of Farrell Road and North Stonebluff Road. The site has convenient access via North Stonebluff Road which is paved and is the site's only street frontage, as shown on the aerial to the right. The site backs up to the scenic Palo Verde Mountains.



North

Directly north of the Site is another unincorporated parcel within Pinal County. It is very similar to the subject site. It is approximately 9 acres, is zoned General Rural (GR), and is vacant. The site also backs up to the scenic Palo Verde Mountains.



*The Christiansen Property
SUP Narrative*

East

Directly east of the Site, across North Stonebluff Road are five properties, all zoned GR. Four lots have single family residences on them, and one lot does not have a residence on it. The three parcels to the rear can only access North Stonebluff Road via West Homeland Road, which is an unpaved road.



South

Directly south of the Site is another unincorporated parcel within Pinal County. It is also very similar to the subject site. It is approximately 9 acres, is zoned General Rural (GR) and is vacant. Like the subject site, the parcel to the south also backs up to the scenic Palo Verde Mountains.



West

As mentioned above, located along the western property line is the base of the Palo Verde Mountains. The area is undeveloped and will remain in this undeveloped state as it transitions to a regional park. This mountain range peaks at 2,121 feet and can often be found with hikers enjoying the views of Pinal County and the surrounding desert.



Location and Accessibility

The area is characterized by large, rural lots that are mostly undeveloped. It is not uncommon to find horses and other livestock on nearby properties as well as stables and pole barns to house the livestock. The site itself will have a pole barn / recreational vehicle port for the Christiansens own recreational vehicle and will fit in seamlessly with the developed properties. It will have two driveways, each 24' wide, which will serve as ingress and egress for the owners and guests. When exiting the site, vehicles can either head north on Stonebluff Road to Bowlin Road or head south on Stonebluff Road to Farrell Road. Heading north leads to the Maricopa SR 238 Highway and to the east leads to the SR 347 Highway.

Development Schedule

Upon Special Use Permit approval, the owners will begin the development process and secure the needed permits for the glamping area. Currently, they have begun the permitting and site plan process for their single-family residence and recreational vehicle port.

Utilities and Services

Water: On-site well, cistern will serve the residence and the recreational vehicle guest area.

Septic: One septic system will be established for the residence and one for the recreational vehicle guest area.

Electricity: Serviced by Electric District 3- Scott Kelly, 520-483-7425, Scott.Kelly@ed-3.org

Fire- Rural Metro, 800-624-5835, ruralmetrofire@gmr.net

Police- Pinal County Sheriff's Office, 520-866-5111, pcsopio@pinal.gov

Conclusion

As our firm has considered this proposal, we believe it is a creative and compatible use of a large lot in a rural-residential setting. The site's positioning against the Palo Verde Mountain range and future regional park makes it an ideal setting for such a use. The park is already being planned to feature day and night camping, including recreational vehicle camping. This makes the proposed use compatible with the park that is being introduced next to the Christiansens' property.

The Christiansens proposal would include mechanisms for screening the guest recreational vehicles from the adjacent rural-residential lots to the east. The lot itself would also preserve the rural-residential character. As stated above, the charm of these types of small glamping opportunities is to preserve them as rural-residential settings and that is what the Christiansens are seeking.

The Christiansens are excited to build their dream home on this site. And as part of that dream, they wish to share it with members of the recreational vehicle community—the same community they came to know and appreciate as they traveled the country and stayed on similar private lots. Their proposal would remain small and quaint and would be developed in such a manner that preserves the single-family nature of their lot and the residential-rural nature of the immediate area.



Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the circumference or area of a circle on the ground

Radius: 1,200.51 Feet

Area: 103.87 Acres

Circumference: 7,540.80 Feet

Mouse Navigation

Save Clear

GENERAL NOTES

- PRELIMINARY LAYOUT, NOT TO BE USED FOR CONSTRUCTION.
- THE PROJECT CONSISTS OF APPROXIMATELY 9 ACRES KNOWN AS APN #: 510-11-0260 AND LOCATED IN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 2 EAST.
- PINAL COUNTY ZONING DESIGNATION: GR
 - PROPOSAL: TEMPORARY AND SPECIAL USE PERMITS TO ALLOW THE PROPOSED USES IDENTIFIED ON THE ASSOCIATED APPLICATION AND DEPICTED ON THIS PLAN.
- N STONEBLUFF ROAD IS THE NEAREST PAVED ACCESS MAINTAINED BY THE COUNTY WHICH SERVES THIS SITE. IT IS ADJACENT TO THIS SITE.
- THE PROJECT IS TO BE DEVELOPED IN THREE PHASES:
 - PHASE 1 CONTAINS 1 COVERED RECREATIONAL VEHICLE PORT, 1 CISTERN BLADDER TANK, AND 1 WELL.
 - PHASE 2 CONTAINS 1 BUILDING AND SEPTIC SYSTEM, 1 POOL, AND 1 HOT TUB. BUILDING TO BE USED AS A SINGLE RESIDENCE. BUILDING ARCHITECTURE, SIZE, HEIGHT, AND LOCATION TO BE DETERMINED.
 - PHASE 3 CONTAINS A GLAMPING AREA WITH 7 INDIVIDUAL GLAMPING SITES, 1 SEPTIC SYSTEM, AND 1 TRASH DUMPSTER. GLAMPING SITES CONSIST OF RECREATIONAL VEHICLE PARKING, GUEST PARKING, 1 RECREATIONAL VEHICLE UTILITY HOOKUP PER SITE, AND 1 PICNIC TABLE PER SITE.
- INTERNAL ACCESS ROADS
 - TYPE: 24' WIDE CRUSHED AGGREGATE
 - TOTAL LENGTH: APPROXIMATELY 1,257'
- LIGHTING
 - TYPE: GROUND-MOUNTED BOLLARD LIGHTING.
 - LOCATION: LIGHTING TO BE PROVIDED ALONG THE POINTS OF INGRESS/EGRESS, INTERNAL ACCESS ROADS, PEDESTRIAN TRAIL, INDIVIDUAL GLAMPING SITES, AND RESIDENCE.
- LIGHTING WILL BE DESIGNED IN ACCORDANCE WITH PINAL COUNTY ZONING ORDINANCE CHAPTER 2.195, OUTDOOR LIGHTING, FOR LIGHTING ZONE 1.
- SIGNAGE
 - IDENTIFICATION SIGNAGE FOR THE GLAMPING AREA SHALL CONSIST OF UP TO 2 FREESTANDING SIGNS LOCATED AT THE PRIMARY POINT(S) OF INGRESS/EGRESS.
 - SIGNAGE SHALL BE SLIGHTLY ILLUMINATED OR REFLECTIVE FOR VISIBILITY, DESIGN TO BE DETERMINED.
 - SIGNAGE WILL BE DESIGNED IN ACCORDANCE WITH PINAL COUNTY ZONING ORDINANCE CHAPTER 2.145.
- DETENTION/RETENTION PONDS
 - THE CONSTRUCTION OF DETENTION AND/OR RETENTION PONDS ON SITE ARE TO BE DETERMINED BASED ON PRELIMINARY ANALYSIS OF THE PROPOSED SITE.

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" (UNSHADED) FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04021C-0725 E DATED DECEMBER 4, 2007, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" (UNSHADED) AS DEFINED BY FEMA IS: AREA OF MINIMAL FLOOD HAZARD

BASIS OF BEARING

ARIZONA STATE PLANE CENTRAL ZONE, GRID NORTH, BASED ON GPS OBSERVATION

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA. EXCEPT THE EAST 25 FEET THEREOF.

CONTAINING 9.064 ACRES, MORE OR LESS

ZONING

Development Standards - GR	
Site Development Standards	
Building Height	30'
Min. Lot Area	54,450 square feet
Min. Lot Width	100'
Min. Area per Dwelling Unit	54,450 square feet
Min. Front Yard	40'
Min. Side Yard	20' each
Min. Rear Yard	40'
Min. Distance Between Main Buildings	25'
Detached Accessory Buildings	
Permitted Coverage	One-third of the total area of the rear and side yards.
Maximum Height	20'
Minimum Distance to Main Building	7'
Minimum Distance to Front Lot Line	60'
Minimum Distance to Side and Rear Lot Lines	4' if building is not used for poultry or animals; 15' to side lot line and 4' to rear lot line if building is used for poultry or small animals; 50' if used for livestock.
<small>Note: A structure having a roof supported by columns and used exclusively for the shading of livestock shall not be considered a building and shall not need to conform to setback requirements that apply to buildings used to house livestock.</small>	



SITE DATA TABLE

Project Area / APN #	9.06 acres / APN 510-11-026
Existing Land Use	Undeveloped land
Existing Zoning	GR
Proposal	Temporary and special use permits to allow the proposed uses identified on the associated application and this plan.
Proposed Use	Single residence with covered recreational vehicle port, pool, hot tub, cistern bladder tank, well and septic system. Additional use for Glamping area containing 7 individual recreational vehicle areas with recreational vehicle utility hookups, picnic table, parking, and a septic system.
Number of Buildings	1 building for residence

UTILITIES AND SERVICES

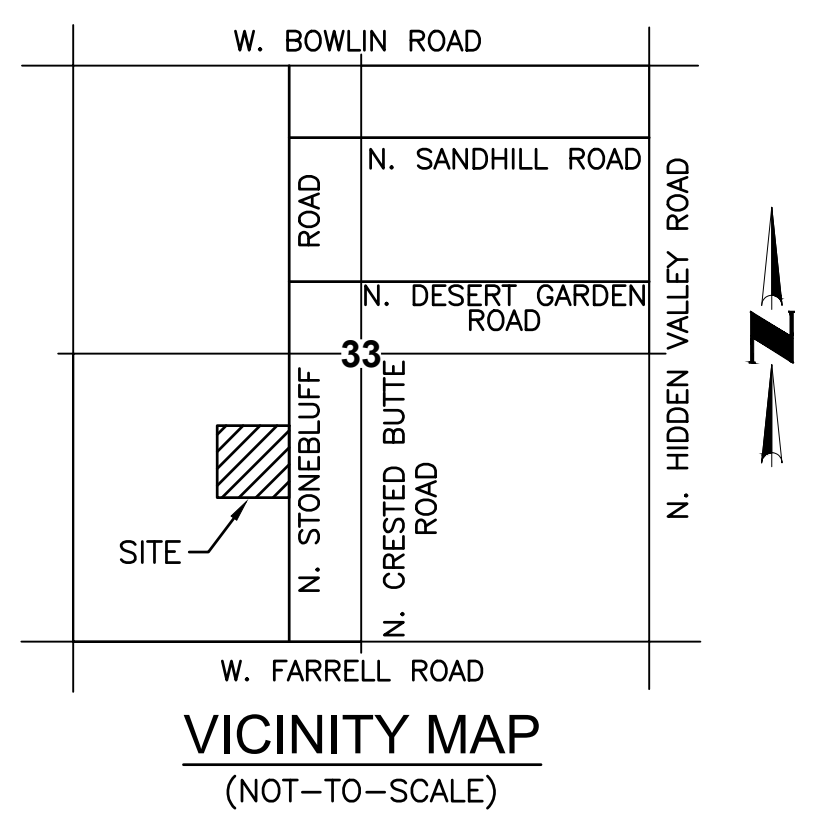
ELECTRICITY	ELECTRICAL DISTRICT 3 (ED3)
POLICE	PINAL COUNTY SHERIFF'S OFFICE
FIRE	RURAL METRO / OTHER
WASTE DISPOSAL	PRIVATE HAULER
GAS	SOUTHWEST GAS / OTHER
WATER	WELL
WASTEWATER	SEPTIC

CONCEPTUAL SITE PLAN FOR CHRISTIANSEN GLAMPING SITE

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER
 CRAIG & CHELSEY CHRISTIANSEN
 4614 SOUTH LOUIE LAMOUR DRIVE,
 GOLD CANYON, ARIZONA 85118

CVL DESIGN TEAM
 CVL CONSULTANTS, INC.
 4550 N. 12TH STREET
 PHOENIX, AZ 85014
 PHONE: (602) 285-4765
 CONTACT: JULIE VERMILLION



LEGEND

- C CALCULATED POSITION - NOTHING FOUND, NOTHING SET
- ⊙ FOUND BRASS CAP FLUSH
- ⊙ AC FOUND ALUMINUM CAP
- R FOUND REBAR
- FOUND STONE
- R SET 1/2" REBAR WITH CAP LS#33851
- (R) RECORD INFORMATION PER FEE# 2020-025587
- APN ASSESSOR PARCEL NUMBER
- BWF BARBED WIRE FENCE
- EP EDGE OF PAVEMENT
- G.L.O. GENERAL LAND OFFICE
- ML MONUMENT LINE
- R/W RIGHT-OF-WAY
- — — EXIST. WIRE FENCE
- — — EXIST. BARBED WIRE FENCE
- RGRCP 18" RUBBER GASKETED REINFORCED CONCRETE PIPE

CVL CONSULTANTS
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 4550 N. 12th Street, Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
 Civil Engineering, Water Systems, Wastewater Treatment, Land Planning, Energy, Land Survey, Landscape Architecture, Construction Management

Scale: 1" = 50'

SHEET 01 OF 01

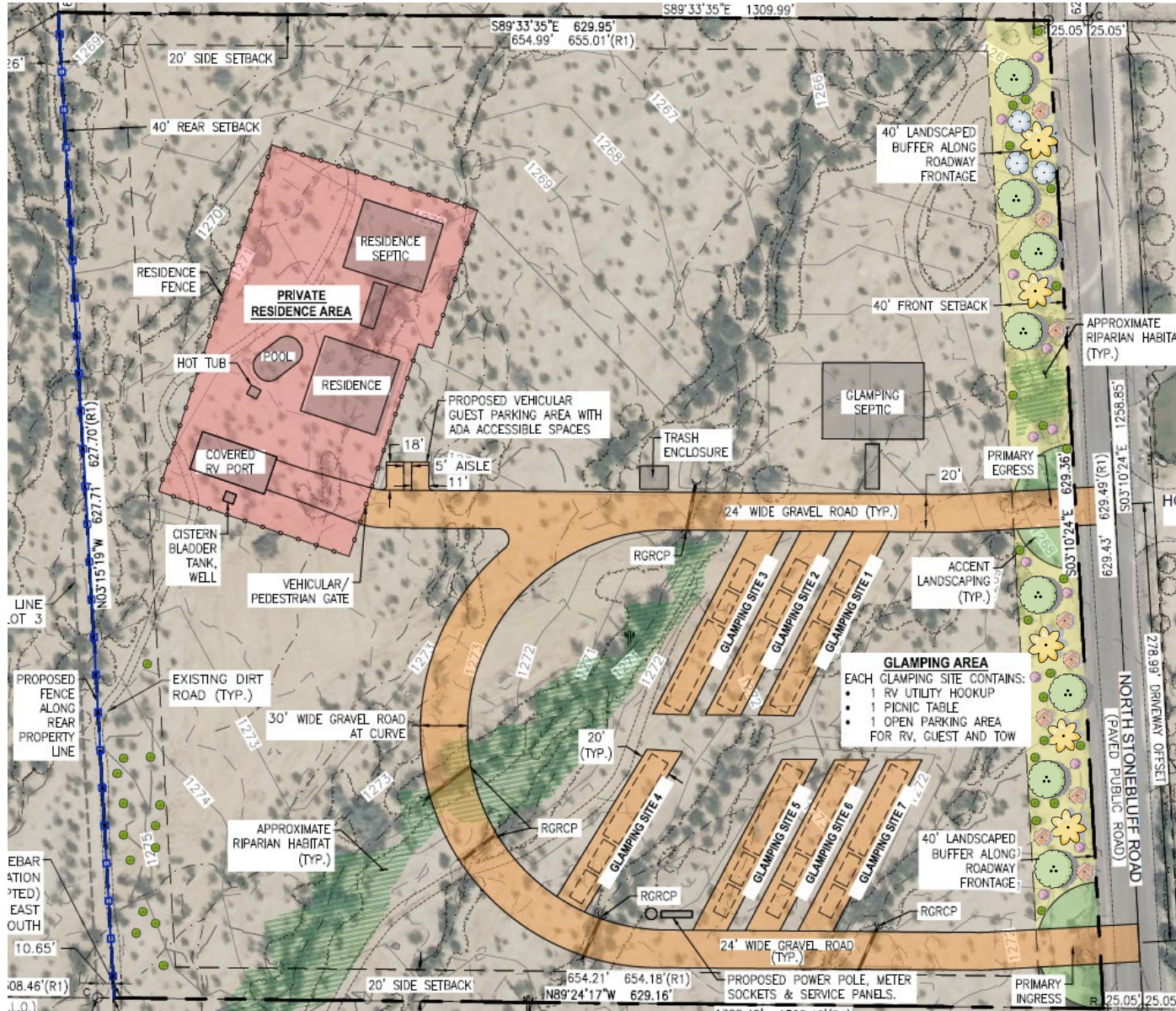
NOTE
 SITE PLAN IS PRELIMINARY AND SUBJECT TO CHANGE

CASE #: SUP-005-23
 CVL PROJECT #: 1-01-03946-01
 DATE: 08-23-23

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SUP- 005-23- Landscape Exhibit

Proposed



Desert Willow



Ironwood



Brittlebush



Agave Century Plant

Existing



Mesquite



Creosote

-  Desert Willow (5)
-  Ironwood (8)
-  Brittlebush (9)
-  Agave (12)
-  Mesquite (3 Existing)
-  Creosote (140-180 Existing)

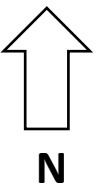
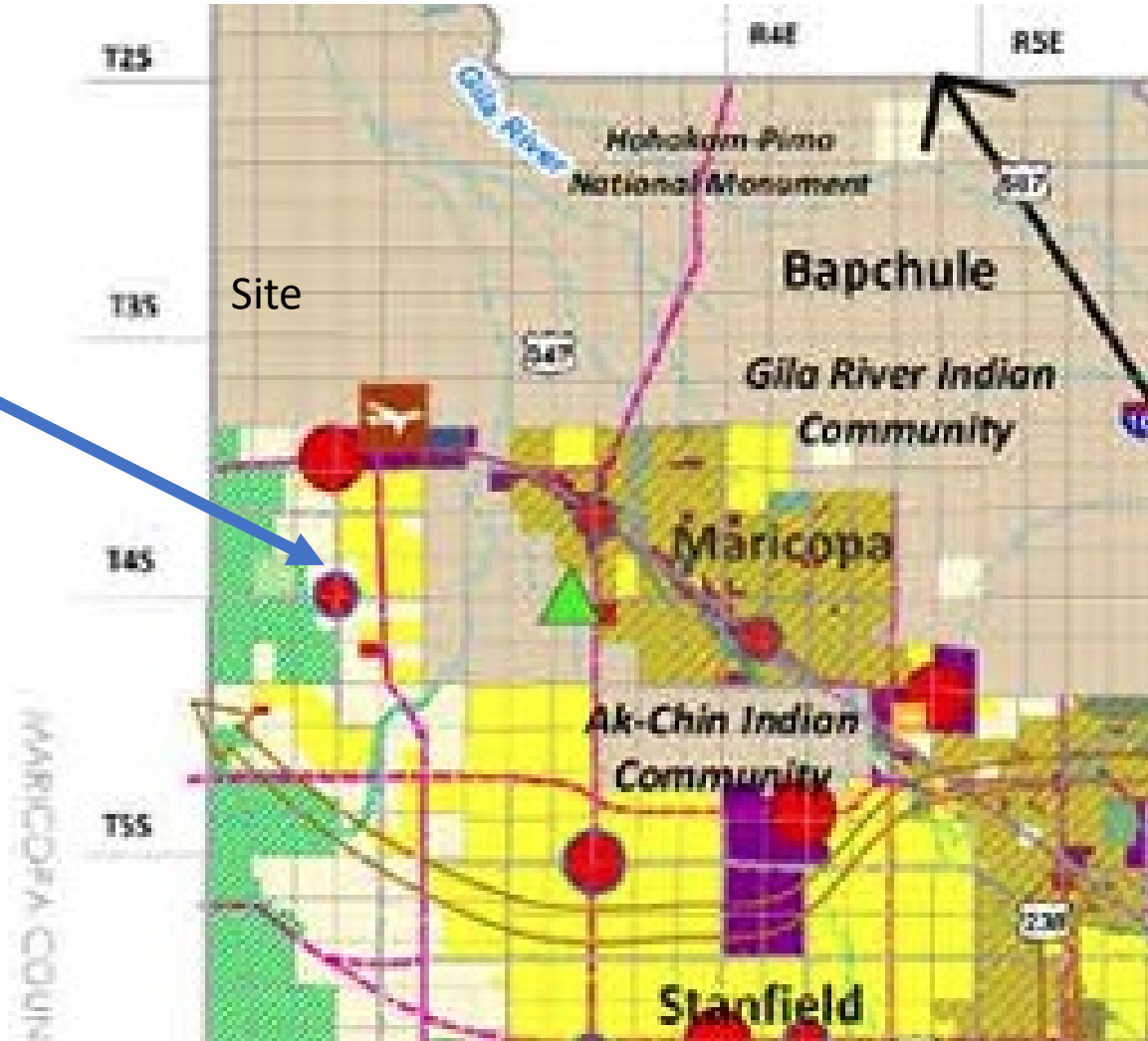
Comprehensive Plan Map

**Proposed Regional Park
Very Low Residential**

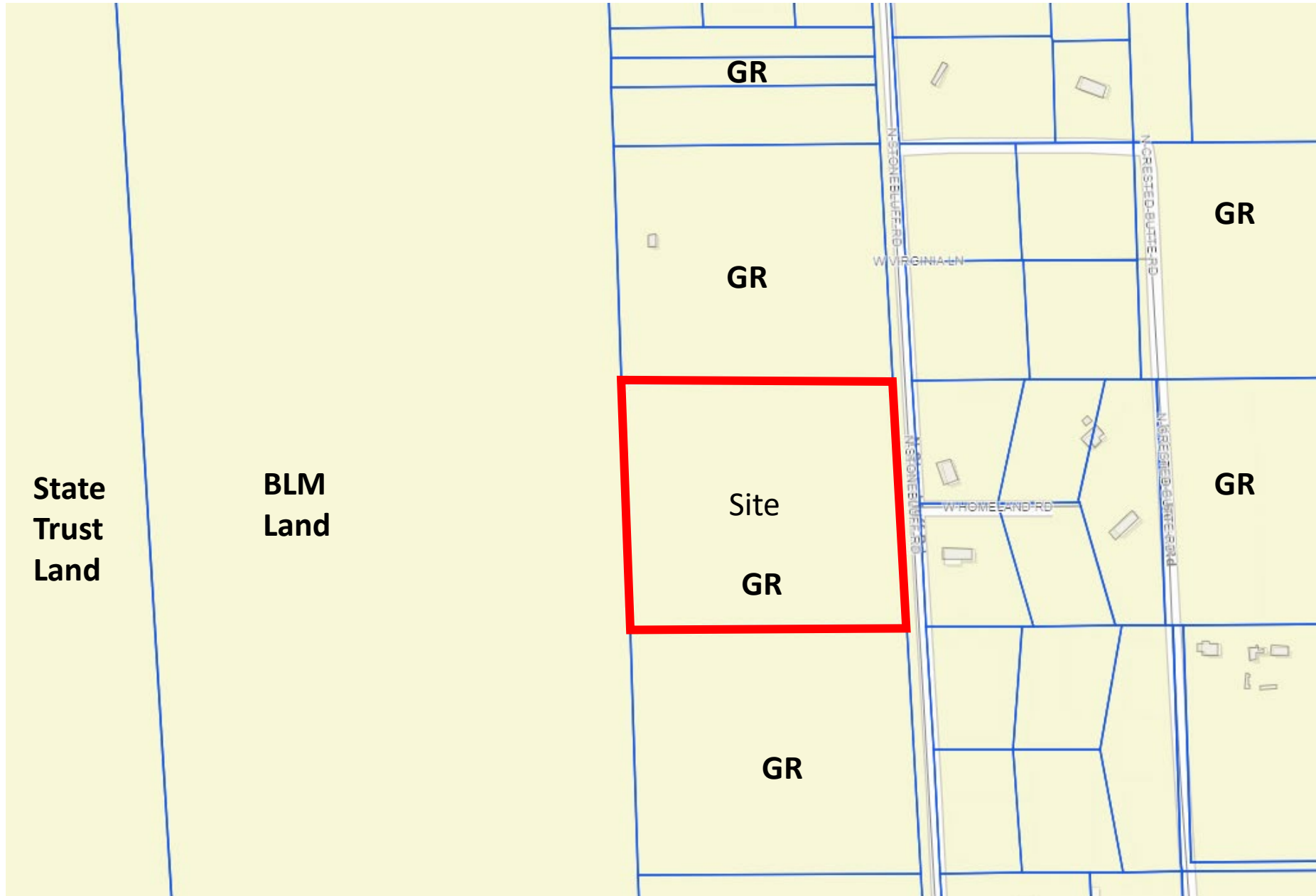


**The
Christiansen
Property**

**17010 N.
Stonebluff Rd.
510-11-026
Zoning- GR**



Zoning Exhibit

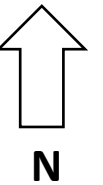


The
Christiansen
Property

State
Trust
Land

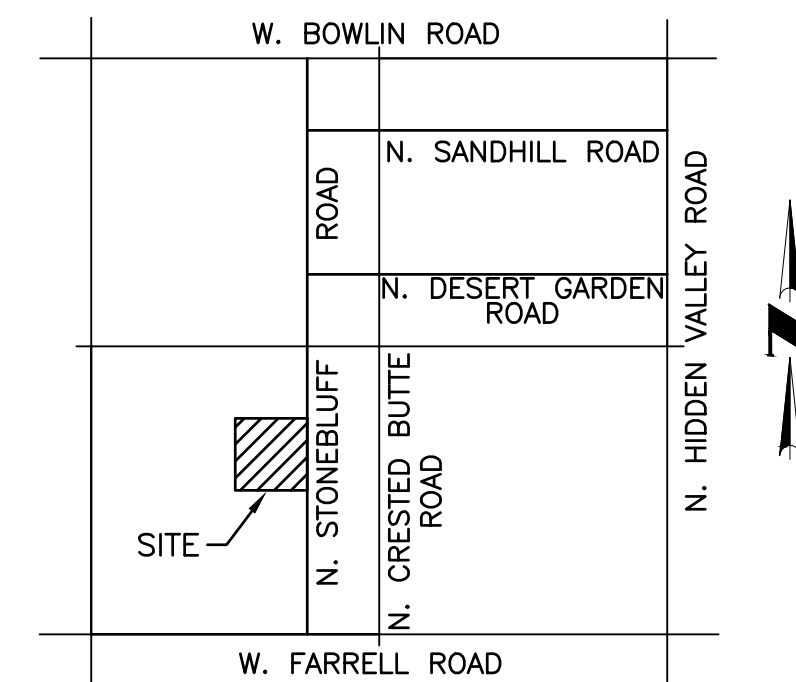
BLM
Land

17010 N.
Stonebluff Rd.
510-11-026
Zoning- GR



CHRISTIANSEN CAMPGROUND A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 4 SOUTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
(NOT-TO-SCALE)

NOTES

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE BY SECURITY TITLE AGENCY, INC. AS ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY.

ORDER NO. 75220016-075-HV-DD DATED 01/11/2022
AMENDMENT NO. 1, AMENDMENT DATE: 01/25/2022

THE PROPERTY IS SUBJECT TO THE FOLLOWING, ACCORDING TO SCHEDULE B OF SAID COMMITMENT:

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2022. (NOT MAPPABLE)
2. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE SECOND INSTALLMENT OF 2021 TAXES. (NOT MAPPABLE)
3. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES. (NOT MAPPABLE)
4. ANY RIGHTS, LIENS, CLAIMS OR EQUITIES, IF ANY, IN FAVOR OF CENTRAL AZ WATER CONSERVATION DISTRICT. (NOT MAPPABLE)
5. ANY RIGHTS, LIENS, CLAIMS OR EQUITIES, IF ANY, IN FAVOR OF PINAL COUNTY FLOOD DISTRICT. (NOT MAPPABLE)
6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION NO. 62399-PVM RECORDING NO.: 1999-28915 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (ITEM IS BLANKET IN NATURE-NOT MAPPABLE)
7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, RELATING TO RESIDENTIAL FIREPLACE RESTRICTIONS RECORDING DATE: JANUARY 5, 2001 RECORDING NO.: FEE NO. 2001-000756 AND IN DOCUMENT RECORDED JANUARY 8, 2008 IN FEE NO. 2008-001862 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT THE SURVEYED PROPERTY-NOT MAPPED)
8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: SANTA CRUZ WATER COMPANY L.L.C. WATER UTILITY FRANCHISE EXPANSION RECORDING NO.: 2007-108947 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS (ITEM IS BLANKET IN NATURE-NOT MAPPABLE)
9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: PALO VERDE UTILITIES COMPANY L.L.C. WASTEWATER UTILITY FRANCHISE EXPANSION RECORDING NO.: 2007-108949 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (ITEM IS BLANKET IN NATURE-NOT MAPPABLE)

PURSUANT TO TABLE "A", ITEM 1, MONUMENTS HAVE BEEN PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.

PURSUANT TO TABLE "A", ITEM 2, THE PROPERTY ADDRESS IS NOT AVAILABLE PER THE PINAL COUNTY ASSESSOR.

PURSUANT TO TABLE "A", ITEM 3, FLOOD ZONE INFORMATION IS SHOWN IN THE FLOOD ZONE CERTIFICATION.

PURSUANT TO TABLE "A", ITEM 4, PARCEL AREAS ARE SHOWN AT THE END OF THE LEGAL DESCRIPTION.

PURSUANT TO TABLE "A", ITEM 8, SUBSTANTIAL FEATURES OBSERVED IN THE FIELD ARE SHOWN ON THE PLAT OF SURVEY.

PURSUANT TO TABLE "A", ITEM 13, NAMES OF ADJOINING OWNERS OF SUBDIVIDED LANDS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON THE PLAT OF SURVEY.

PURSUANT TO TABLE "A", ITEM 16, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

PURSUANT TO TABLE "A", ITEM 17, THERE IS NO INFORMATION AVAILABLE CONCERNING ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ADJOINING RIGHTS-OF-WAY ARE MAPPED PER INFORMATION FROM THE PINAL COUNTY ASSESSOR UNLESS NOTED OTHERWISE.

NOTES (CONTINUED)

BEARINGS, DISTANCES AND CURVE DATA NOT SPECIFIED AS RECORD OR MEASURED REPRESENT CVL FIELD MEASURED DATA.

THIS SURVEY REFLECTS BLUESTAKE MARKINGS AS FOUND IN THE FIELD. THESE MARKINGS WERE NOT ORDERED BY CVL NOR THE CLIENT AND WERE SET BY UNKNOWN PARTIES FOR UNKNOWN PURPOSES.

IN THE COURSE OF PREPARING THIS SURVEY IT WAS RECOGNIZED THAT THE PREVIOUS SURVEYS PREPARED BY OTHERS WITHIN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 2 EAST, G&SRM HAVE DIVIDED SAID QUARTER AS BEING ALIQUOT PORTIONS. THIS SECTION WAS ORIGINALLY SURVEYED BY G.L.O. IN 1870 (PLAT NO. 1518) AT WHICH TIME THE WEST HALF OF THE WEST HALF OF SAID SECTION WAS NOT SURVEYED. SUBSEQUENTLY G.L.O. PERFORMED A DEPENDENT AND INDEPENDENT RESURVEY AND EXTENSION SURVEY IN 1937 (PLAT NO. 1516) AT THIS TIME THEY ADDED GOVERNMENT LOTS 1-4 WITHIN THE WEST HALF OF THE WEST HALF OF SAID SECTION 33. ALL RECORDS AVAILABLE IN RESEARCH MADE NO MENTION OF THE GOVERNMENT LOTS UNTIL THE MINOR LAND DIVISION PERFORMED BY JERRY R. DALMACIO OF HANSEN ENGINEERING AND SURVEYING RECORDED IN FEE NUMBER 2011-058020, PINAL COUNTY RECORDS. IN SAID SURVEY A NOTE STATED "SE COR OF GOV'T LOT 4 WAS CALC'D AS A STANDARD 1/16 SEC CRN, NOT SINGLE PROPORTIONED. THIS METHOD MORE ACCURATELY REPRESENTS G.L.O. ACREAGE OF GOV'T LOTS.". BASED ON THE FACT THAT SURVEYS PREVIOUS AND SUBSEQUENT TO THE ABOVE CITED SURVEY HAVE TREATED THE SOUTHWEST QUARTER OF SAID SECTION 33 AS AN ALIQUOT QUARTER DISREGARDING THE GOVERNMENT LOTS THIS SURVEY ALSO TREATED THE QUARTER SECTION AS BEING ALIQUOT DISREGARDING THE GOVERNMENT LOTS TO MAINTAIN HARMONY WITHIN THE QUARTER SECTION. THE POSITION OF THE GOVERNMENT LOTS ARE REFERENCED ON THIS SURVEY AS WELL AS THE ALIQUOT CORNERS BEING NOTED AS "LOCALLY ACCEPTED".

SOURCES USED IN THE PREPARATION OF THIS SURVEY INCLUDE:
GENERAL LAND OFFICE PLAT NO. 1516 (G.L.O.)
GENERAL LAND OFFICE PLAT NO. 1518 (G.L.O.)
BOOK 3 OF MAPS, PAGE 547
BOOK 4 OF MAPS, PAGE 48
BOOK 8 OF MAPS, PAGE 156(R2)
BOOK 11 OF MAPS, PAGE 52
BOOK 22 OF MAPS, PAGE 119
FEE#2011-058020
FEE#2020-025587(R1)

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT THE EAST 25 FEET THEREOF.

CONTAINING 9.064 ACRES, MORE OR LESS

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" (UNSHADED) FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04021C-0725 E DATED DECEMBER 4, 2007, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" (UNSHADED) AS DEFINED BY FEMA IS:

AREA OF MINIMAL FLOOD HAZARD

BASIS OF BEARING

ARIZONA STATE PLANE CENTRAL ZONE, GRID NORTH, BASED ON GPS OBSERVATION

CERTIFICATION

TO:
CRAIG J. CHRISTIANSEN AND CHELSEY J. CHRISTIANSEN, HUSBAND AND WIFE AND OWEN WENTZ, A SINGLE MAN, AS JOINT TENANCY WITH RIGHT OF SURVIVORSHIP;
SECURITY TITLE AGENCY, INC.;
CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/13/2022.

DATE OF PLAT OR MAP: 10/25/2022

RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM



DATE		REVISION		NO.	

Coe & Van Loo Consultants, Inc.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

CHRISTIANSEN CAMPGROUND
MARICOPA, ARIZONA

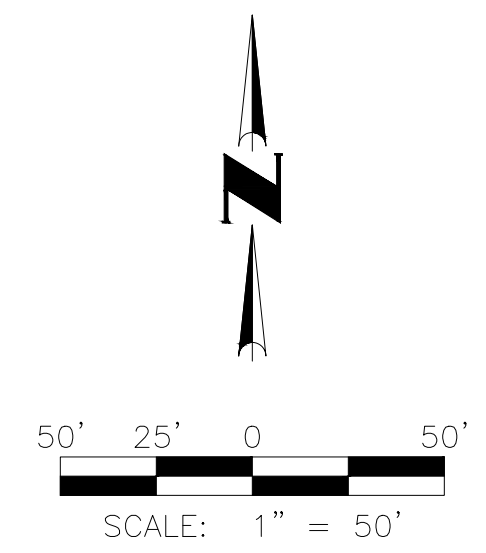
Registered Land Surveyor
CERTIFICATE NO.

33851
RICHARD G.
ALCOCER

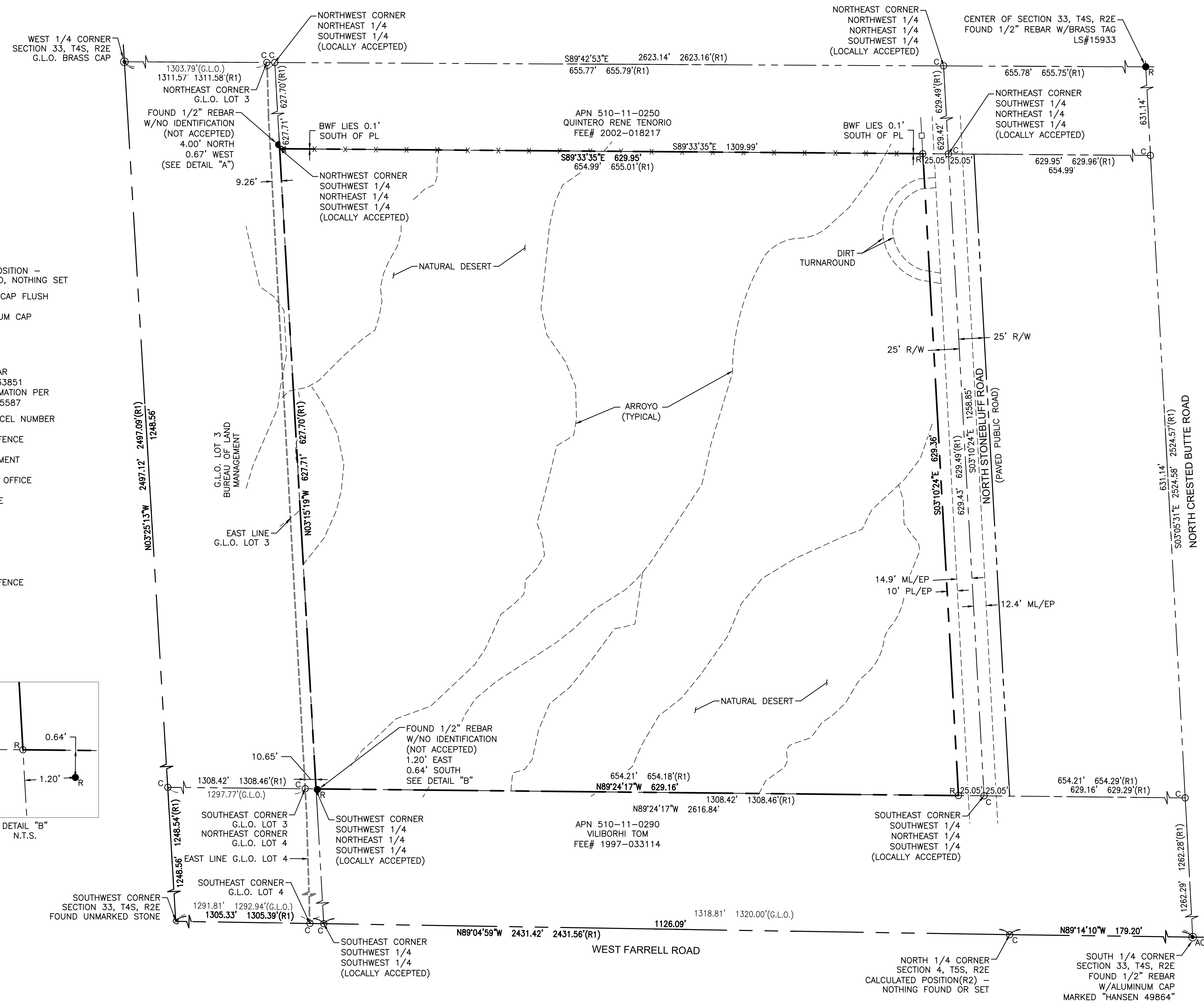
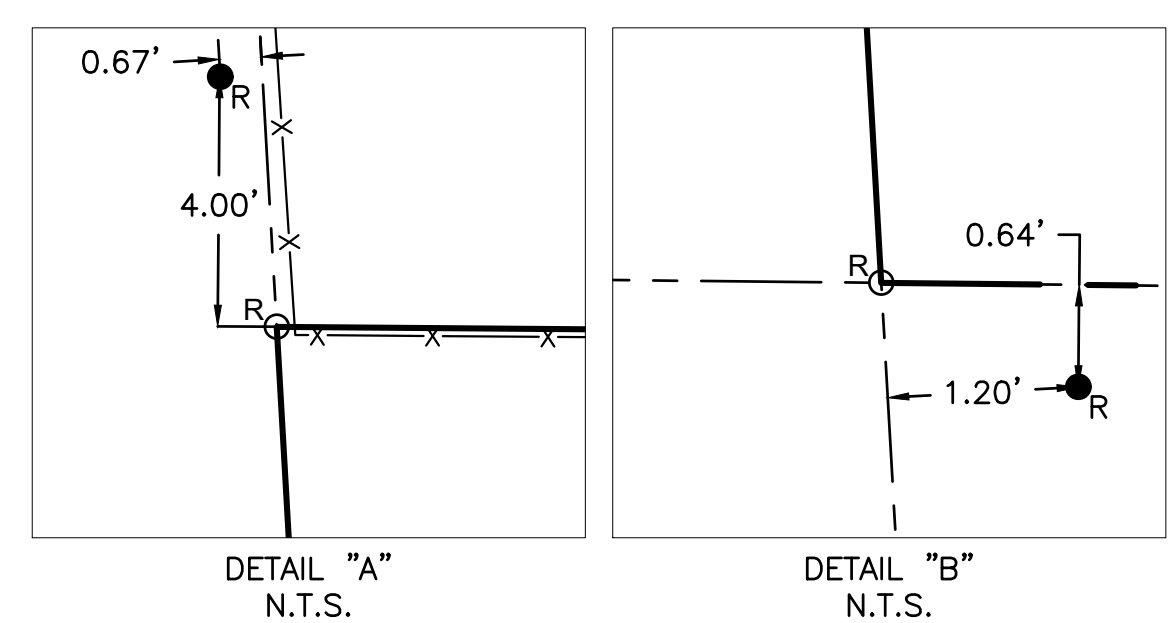
Expires 10-25-22
ARIZONA U.S.A.

01 SHEET OF 02

CVL Contact: J. DODD
CVL Project #: 1-01-03946-01
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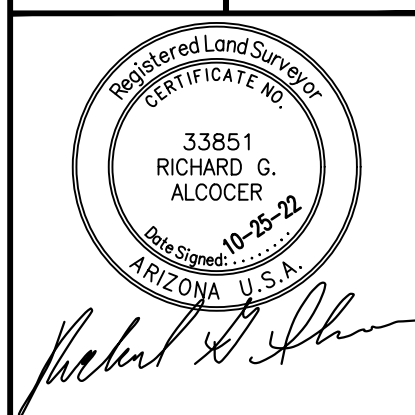


- LEGEND**
- _{CC} CALCULATED POSITION — NOTHING FOUND, NOTHING SET
 - ⊙ FOUND BRASS CAP FLUSH
 - ⊙_{AC} FOUND ALUMINUM CAP
 - _R FOUND REBAR
 - FOUND STONE
 - _R SET 1/2" REBAR WITH CAP LS#33851
 - (R) RECORD INFORMATION PER FEE# 2020-025587
 - APN ASSESSOR PARCEL NUMBER
 - BWF BARBED WIRE FENCE
 - EP EDGE OF PAVEMENT
 - G.L.O. GENERAL LAND OFFICE
 - ML MONUMENT LINE
 - PL PROPERTY LINE
 - R/W RIGHT-OF-WAY
 - WIRE FENCE
 - x—x— BARBED WIRE FENCE



NO.	REVISION	DATE

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY
CHRISTIANSEN CAMPGROUND
 MARICOPA, ARIZONA



TRAFFIC IMPACT STATEMENT

The Christiansen Glamping Site
Stonebluff Road south of Bolin Road
Pinal County, Arizona

PREPARED FOR
CVL Consultants
4550 North 12th Street
Phoenix, Arizona 85014

PREPARED BY



APPROVED BY:

PINAL COUNTY ENGINEER
PINAL COUNTY DEPARTMENT OF PUBLIC WORKS

DATE

APPROVAL EXPIRES:

DATE

County Case Number: SUP-005-23

TRAFFIC IMPACT STATEMENT
The Christiansen Glamping Site
Stonebluff Road south of Bolin Road
Pinal County, Arizona

February 9, 2023
Revision #1: August 22, 2023

UCG Project Number: TR22145

PREPARED FOR
CVL Consultants
4550 North 12th Street
Phoenix, Arizona 85014

PREPARED BY

United Civil Group
2803 N. 7th Avenue
Phoenix, Arizona 85007
602-265-6155



CONDUCTED BY

Sarah Simpson, PhD, PE
President

INTRODUCTION

CVL Consultants retained United Civil Group to perform this Traffic Impact Statement (TS) for The Christiansen Glamping Site located on the west side of Stonebluff Road south of Bowlin Road in Pinal County, Arizona. The Christiansen Property is planned on 9.06 acres of land (Assessor Parcel 510-11-026) and will be completed in one phase.

The Christiansen Glamping Site will consist of one single family residence and 7 Recreational Vehicle (RV) spaces, utility hookups, and a septic system. Two driveways are proposed for this development. Both driveways will access Stonebluff Road.

This TS has been performed per the requirements as specified in the Pinal County *Traffic Impact Assessment Guidelines & Procedures* dated January 2007, locally accepted standards, and industry practice. Based on the forecasted traffic generation of the site, fewer than 100 peak hour trips are forecasted for the development; therefore, this Traffic Impact Statement has been conducted instead of a full Traffic Impact Analysis. The purpose of this TS is to forecast the trip generation of the proposed development, evaluate potential impacts the proposed development has on the surrounding roadway network, and evaluate the proposed site access driveways of the development.

EXISTING SITE TRAFFIC CHARACTERISTICS

The existing site is currently native desert land. To the north of the site is native desert land followed by single family residences. To the south and west of the site is currently native desert land. To the east of the site is Stonebluff Road followed by single family homes.

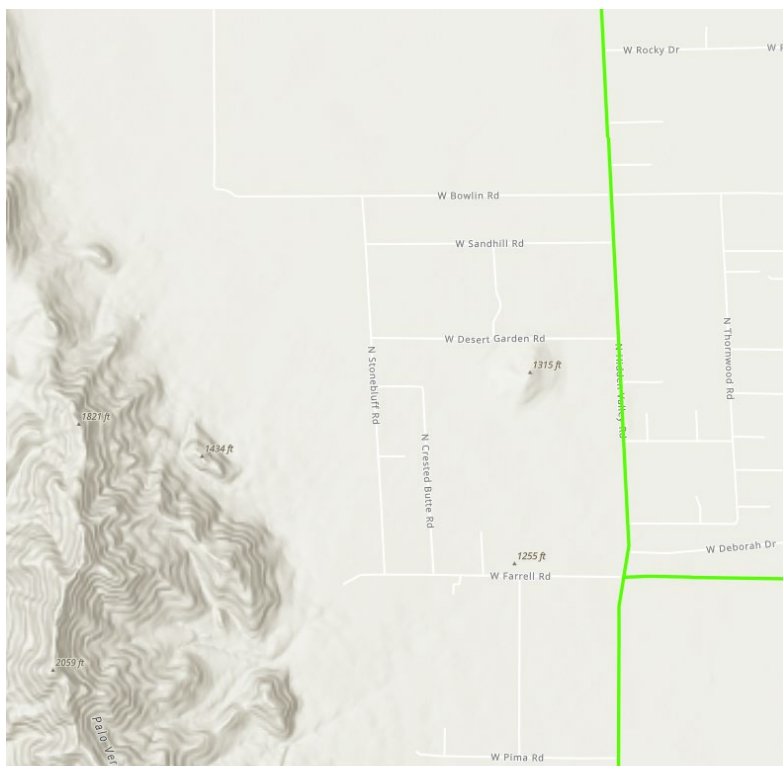
ROADWAY CONDITIONS

Stonebluff Road, located approximately ½ mile west of Hidden Valley Road, is classified as a north-south collector roadway in accordance with Pinal County’s Community Development website that was accessed on January 3, 2023. Adjacent to the subject site Stonebluff Road is constructed as a two-lane section with one lane in each direction.

In the future, Stonebluff Road will be constructed as a major collector roadway with 40 feet of right of way (measured centerline to right of way line) per the Pinal County Minor Arterial cross section in Exhibit 6.2 of the Pinal County Subdivision and Infrastructure Design Manual.

Therefore, 40 feet of right of way should be reserved for the future widening of Stonebluff Road along the site’s eastern boundary. The right of way should be measured from centerline to right of way line.

UCG collected a 24-hour average daily traffic count (ADT) on Stonebluff Road between Bolin Road and Farell Road on Thursday August 17, 2023. The data was collected for directional traffic in 15-minute period over the 24 hours. The data shows that Stonebluff Road has an ADT of 65 vehicles per day. The traffic data is attached to this letter.



Source: Pinal County Community Development Website, RSR 2020 layer, accessed January 3, 2023.

SITE TRAFFIC GENERATION

Estimates of the traffic volumes that will be generated by the development were determined from transportation planning data taken from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition, 2021*. The ITE rates are based on studies that measure trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type.

The ITE land use code utilized for the RV area development is as follows:

LUC 210: Single Family Detached Housing – includes any single family detached home on an individual lot.

LUC 416: Campground/Recreational Vehicle Park - a recreational site that accommodates campers, trailers, tents, and recreational vehicles on a transient basis. They are found in a variety of locations and provide a variety of facilities, often including restrooms with showers and recreational facilities, such as a swimming pool, convenience store, and laundromat.

Table 1 presents the estimated trip generation for The Christiansen Property.

Table 1: Forecasted Trip Generation for The Christiansen Property

Land Use	Units	Total Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				Total	In	Out	Total	In	Out
Single Family Detached Housing	each	1	9	1	0	1	1	1	0
RV Park	spaces	7	40*	4	1	3	4	2	2
<i>Total</i>			49	5	1	4	5	3	2

*Because the Trip Generation Manual does not have an average rate for daily trips, the peak hour was assumed to be approximately 10 percent of the overall daily trips.

The Christiansen Glamping Site development is forecasted to generate 49 daily trips with 5 trips occurring in the morning peak hour and 5 trips occurring in the evening peak hour.

DRIVEWAYS

The spacing of the site's proposed driveways should conform to the Pinal County Access Management Manual dated February 2017. Per Table 1, corner clearance and driveway spacing should be a minimum of 250 feet, measured driveway centerline to centerline.

As depicted in the site plan, two accesses are proposed for this development.

Access A is the southern driveway located on Stonebluff Road approximately 279 feet south of Homeland Road. Access A is proposed as a full movement access to the site. Access A should remain as located.

Access B is the northern driveway for the site on Stonebluff Road that aligns with Homeland Road. Access B is proposed as a full movement access to the site. Access B should remain as located.

Based on the site plan, the Pinal County driveway spacing is met for accesses A and B.

Figure 3 shows the driveway spacing, measured center of drive to center of drive.

SIGHT DISTANCE ANALYSIS

Sufficient intersection sight distance shall be provided to give drivers exiting the site a clear view of oncoming traffic. After a vehicle has stopped at an intersection, the driver must have sufficient sight distance to make a safe departure.

Per AASHTO's A Policy on Geometric Design of Highways and Streets Manual, 2018, at the existing driveway that will be used for the proposed development, the sight distance is determined by the following formula:

$$SD = 1.47 \times V_{\text{major}} \times t_g$$

Where:

V_{major} = future design speed (=10mph over posted speed) on the roadway (45 miles per hour)

t_g = time gap. The time gap for left-turns (looking right) is 7.5 seconds for passenger vehicles; the time gap for right-turns (looking left) is 6.5 seconds for passenger vehicles.

Considering a flat grade, the required sight distance at the site's driveways for left-turns from a stop (looking right) is **500 feet**; the required sight distance at the site's driveways for right-turns from a stop (looking left) is **430 feet**.

In addition, corner clearance sight triangles at the proposed driveways shall be provided and maintained - the landscape and hardscape within the sight triangles must not obstruct the driver's view of the adjacent travel lanes.

AUXILIARY LANES

Due to the low volume of vehicles expected to turn into the driveways, right or left turn deceleration lanes are not considered at the site accesses. If more intense land use is planned, right and left turn deceleration lanes may be required at that time.

In the future it is anticipated that Stonebluff Road will be constructed as a major collector roadway. When the roadway is widened, a two-way left turn lane will be provided to accommodate left turning traffic.

CONCLUSIONS

The Christiansen Glamping Site is located on the west side of Stonebluff Road south of Bowlin Road in Pinal County, Arizona, and is planned on 9.06 acres of land that will be completed in one phase of development. The site is planned to consist of one single family residence and seven RV spaces.

Based on the roadway functional classification of Stonebluff Road, major collector, 40 feet of right of way should be reserved along the site's eastern boundary for future widening. The right of way is measured from centerline to right of way line. Stonebluff Road currently has an ADT of 65 vehicles per day.

Per the ITE's *Trip Generation Manual 11th Edition*, the proposed buildout of the residence and RV area is forecasted to generate 49 daily trips with 5 trips occurring in the morning peak hour and 5 trips occurring in the evening peak hour.

Per the location of the driveways and the Pinal County driveway spacing criteria, a minimum of 250 feet of separation is provided between Access A and Access B. Both driveways should allow full turning movements. Right turn deceleration lanes are not proposed at either site access due to the low volume of projected traffic to the site and the low volume of traffic on Stonebluff Road.

Due to the proposed land use, large site area, low trip generation, and the location of the driveways, The Christiansen Property is not anticipated to cause negative impacts to the surrounding roadway network.

Proper intersection sight distance and sight triangles shall be provided and maintained at the site accesses of the proposed development. To ensure adequate sight distances and sight distance triangles, AASHTO's *A Policy on Geometric Design of Highways and Streets* should be followed when designing the accesses and landscaping.

This TS is based on a variety of assumptions related to the site plan and land use of the proposed development. If a larger building or alternate land use is ultimately proposed, these trip generation calculations and criteria evaluation may not remain valid.

LIMITATIONS

Our professional services have been performed using the degree of skill ordinarily exercised, under similar circumstances, by reputable transportation engineering firms practicing in this locality. No other warranty, expressed or implied, is made.

The contents of this report are intended for the sole use of the addressee and his/her designees. In completing this report, data was obtained from a variety of sources (i.e., City, County, State and Federal sources); United Civil Group has assumed these sources to be reliable and accurate. Should deviations from this report be noted, this firm shall be contacted for review of the area of concern.

A reasonable attempt was made to acquire recent traffic impact studies, traffic projections and/or data that may be helpful in more accurately projecting traffic volumes. United Civil Group is not responsible for incorporating data made available after this document has been finalized.

This report is issued with the understanding that it is the responsibility of the owner to see that its provisions are carried out or brought to the attention of those concerned. If any changes of the proposed project are planned, the conclusions and recommendations contained in this report shall be reviewed and the report shall be modified or supplemented as necessary.

SOURCES

A Policy on Geometric Design of Highways and Streets, American Association of State Highway and Transportation Officials, 2018.

Highway Capacity Manual, HCM, Transportation Research Board, 2010.

Manual on Uniform Traffic Control Devices, Federal Highway Administration, MUTCD 2009.

Pinal County Access Management Manual, February 24, 2017.

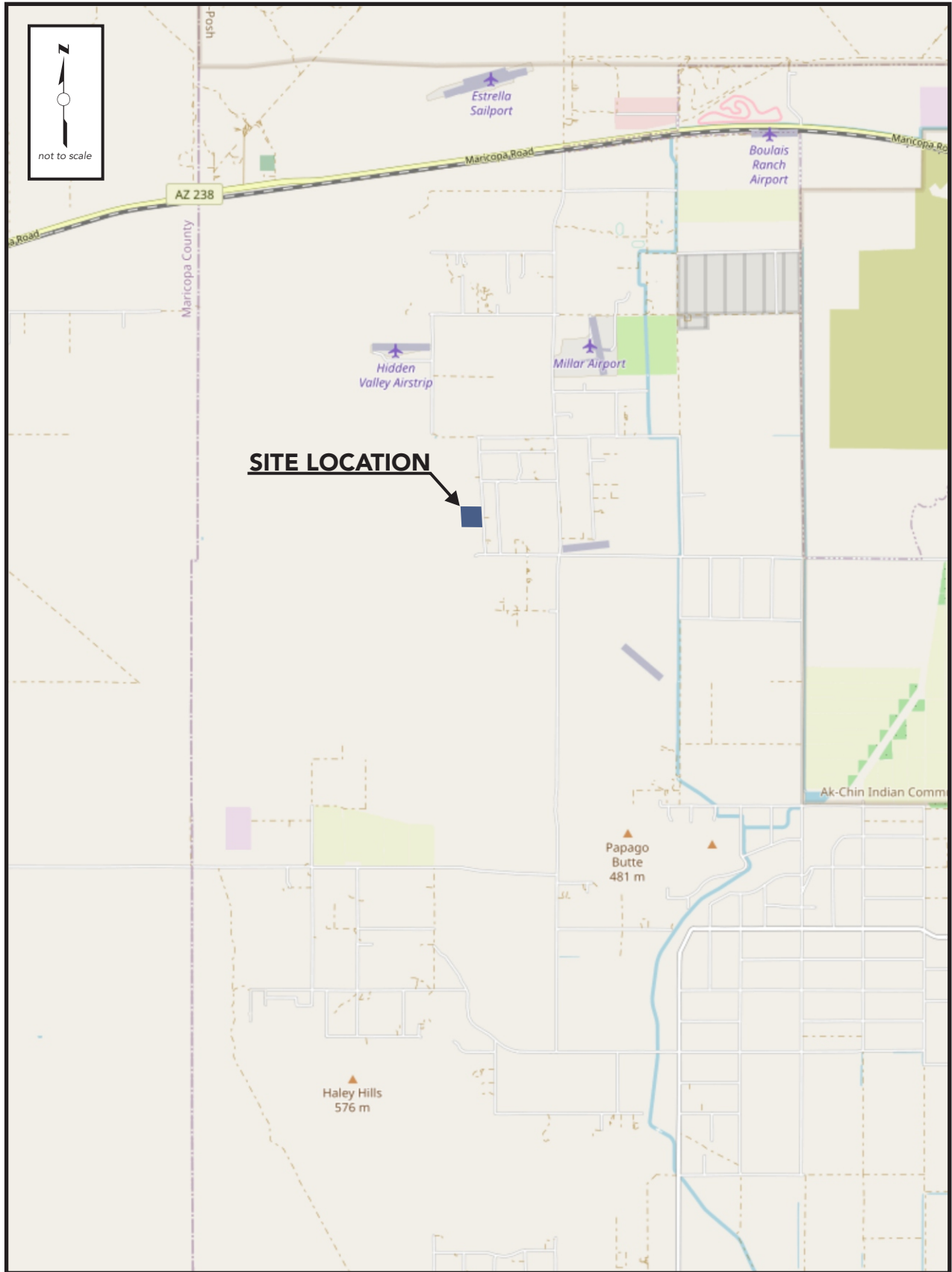
Pinal County Regionally Significant Routes for Safety and Mobility Final Report. December 2008.

Pinal County Small Area Transportation Study Final Report, August 2006.

Pinal County Subdivision & Infrastructure Design Manual.

Pinal County Traffic Assessment Guidelines & Procedures, January 2007.

Trip Generation, 11th Edition, Institute of Transportation Engineers, 2021.



ArcGIS 2022

Figure 1: Vicinity Map



Permission for commercial use granted by Google Earth

Figure 2: Aerial View

Andrew Smith
Public Works Director

Joe Ortiz
Deputy Director

Christopher Wanamaker
County Engineer

Leo Lew
County Manager



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Public Works Traffic Engineering Review Comment Letter					
Project Name:		Christiansen Property (Stonebluff Road south of Bolin Road)			
Engineering Firm:		United Civil Group		Reviewed by:	John Kraft Christopher Wanamaker Garrett Stanwood
Engineer:		Sarah A. Simpson, #32850, Sealed 2/9/2023			
Case #:	SUP-005-23	Review Status:	1 st Review 2 nd Review	Date:	07/10/2023
RESPOND TO ALL COMMENTS AND REDLINES:					
Sheet #	Comment #				
	1	The title of the report should be changed to say "Traffic Impact Statement" rather than Traffic Statement			
	2	Add the case number, SUP-005-23, to the lower right corner of the cover of the report.			
	3	The trip generation appears to be incorrect as the site was only analyzed with RV Spaces and not camp sites.			
	4	Provide existing background traffic volumes for Stonebluff Road.			
General	5	This report is not approved and a 2nd review will be required. Please resubmit a revised traffic report, accompanying figures/exhibits and supporting calculations, along with <u>written responses to the comments.</u>			

Public Works Department

31 N. Pinal Street, Building F., PO Box 727 Florence, AZ 85132
T 520-509-3555 Hours: M-F 8:00 am – 5:00 pm F 520-866-6511

www.pinalcountyaz.gov



August 10, 2023

Project: TS for The Christiansen Property (RV Camping Site)
UCG Project Number: TR22145 – February 9, 2023
Reviewing Agency: Pinal County
Revision: 1st Review Comments
Date Reviewed: July 10, 2023
Case # SUP – 005 - 23

No.	Page	Response
1	General	Changed to Traffic Impact Statement
2	General	Added Case Number SUP-005-23 to the cover
3	General	The trip generation as shown is correct. There will be one residence and 7 RV spaces. Each space is large enough for one RV camper and one vehicle. It is common for large RVs to tow a vehicle behind. Tents are not allowed at the Christiansen Property. Guests are required to have an RV with a kitchen and a bathroom. Therefore, no extra trips will be generated and no extra camp site are proposed.
4	General	UCG collected a 24 hour traffic count on Thursday August 17 2023. The count is included in the Traffic Impact Statement.
5	General	Agreed.



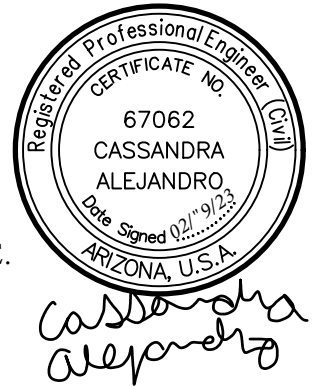
**THE CHRISTIANSEN PROPERTY
WATER DEMAND MEMO**

Prepared For:

Craig & Chelsey Christiansen
4614 South Louie Lamour Drive
Gold Canyon, Arizona 85118

Prepared By:

Cassandra Alejandro, P.E.
CVL Consultants
4550 North 12th Street
Phoenix, Arizona 85014



GENERAL:

The Christiansen Property development is a proposed RV area planned community located in Pinal County, Arizona. The development consists of a host site that includes an RV hookup and a future residential house and 7 RV sites.

The following water demand memo will provide domestic water demand calculations for the proposed Christiansen Property development. The project is located Pinal County, Arizona. The demand analysis will follow the ADEQ *Engineering Bulletin No.10*, dated July, 1978 supplemented by the City of Buckeye *Water Engineering Design Standards*, dated June, 2020.

LOCATION:

The Christiansen Property is located at the west of Stonebluff Road and Homeland Road. The development is located in the Southwest Quarter of Section 33, Township 4 South, Range 2 East of the Gila and Salt River base and meridian, Pinal County, Arizona.

LAND USE:

The proposed development will be classified as an RV site, overnight, flush toilets and showers.

DOMESTIC WATER DEMAND CRITERIA:

The water demand criteria are based on the ADEQ *Engineering Bulletin No.10*, dated July, 1978.

Factors Utilized:

- Water Demand Factors
 - Average Day Demand = 100 gpd/capita
 - Population factor = 3.2 capita/RV sites
 - Max Day Demand = Average Day Demand x 1.8
 - Peak Hour Demand = Average Day Demand x 3.0

DOMESTIC WASTEWATER DEMAND CALCULATIONS:

Land Use	Dwelling Units	Population*	Design Flow (GPD/DU)	Average Day Flow (GPD)	Max Day Demand Factor	Max Day Demand (GPD)	Peaking Factor	Peak Hour Demand (GPD)
Host Site	2	6	150	300	1.8	540	3.0	900
RV Site	7	22	150	1,050	1.8	1,890	3.0	3,150
Total	9	29	150	1,350	1.8	2,430	3.0	4,050

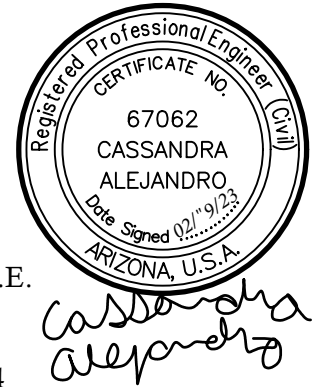
SOURCE:

ADEQ *Engineering Bulletin No.10*, dated July, 1978.

City of Buckeye *Water Engineering Design Standards*, dated June, 2020.



**THE CHRISTIANSEN PROPERTY
WASTEWATER MEMO**



Prepared For:

Craig & Chelsey Christiansen
4614 South Louie Lamour Drive
Gold Canyon, Arizona 85118

Prepared By:

Cassandra Alejandro, P.E.
CVL Consultants
4550 North 12th Street
Phoenix, Arizona 85014

GENERAL:

The Christiansen Property development is a proposed RV area community located in Pinal County, Arizona. The development consists of a host site that includes an RV hookup and a future residential house and 7 RV sites.

The following wastewater flow memo will provide domestic sewer flow calculations for the proposed Christiansen Property development. The project is located Pinal County, Arizona. The demand analysis will follow the Arizona Administrative Code, *Title 18. Environmental Quality Chapter 9 Department of Environmental Quality – Water Pollution Control*, dated on July 1, 2022.

LOCATION:

The Christiansen Property is located at the west of Stonebluff Road and Homeland Road. The development is located in the Southwest Quarter of Section 33, Township 4 South, Range 2 East of the Gila and Salt River base and meridian, Pinal County, Arizona.

LAND USE:

The proposed development will be classified as an RV area, overnight, flush toilets and showers.

DOMESTIC WASTEWATER FLOW CRITERIA:

The wastewater flow criteria are based on the Arizona Administrative Code, *Title 18. Environmental Quality Chapter 9 Department of Environmental Quality – Water Pollution Control*, dated on July 1, 2022.

Factors Utilized:

- Wastewater Flow Factors
 - RV area, overnight, flush toilets and showers average day flow = 150 gpd/ RV site
 - Single Family Dwelling Units average day flow = 150 gpd/DU
 - Peaking Factor

Wastewater Flow Peaking Factor	
Upstream Population	Dry Weather Peaking Factor
100	3.62
200	3.14
300	2.90
400	2.74
500	2.64
600	2.56
700	2.5
800	2.46
900	2.42
1000	2.38
1,001 to 10,000	$PF = (6.330 \times p - 0.231) + 1.094$
10,001 to 100,000	$PF = (6.177 \times p - 0.233) + 1.128$
More than 100,000	$PF = (4.500 \times p - 0.174) + 1.945$
PF = Dry Weather Peaking Factor	p = Upstream Population

DOMESTIC WASTEWATER DEMAND CALCULATIONS:

Land Use	Dwelling Units	Population	Design Flow (GPD/DU)	Average Day Flow (GPD)	Peaking Factor	Peak Day Flow (GPD)
Host Site	2	6	150	300	3.62	1,086
RV Site	7	22	150	1,050	3.62	3,801
Total	9	29	150	1,350	3.62	4,887

*Population factor of 3.2 people per dwelling unit

SOURCE:

Arizona Administrative Code, *Title 18. Environmental Quality Chapter 9 Department of Environmental Quality – Water Pollution Control*, dated on July 1, 2022.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **21ST DAY OF SEPTEMBER 2023**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A, **SPECIAL USE PERMIT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

SUP-005-23 – PUBLIC HEARING/ACTION: Craig Christiansen, owner/applicant, and Earl & Curley, P.C./Taylor Earl, agent, requesting approval of a Special Use Permit to operate a recreation field, on a 9.064± acre parcel in the GR (General Rural) Zone, situated in a portion of Section 33, Township 04 South, Range 02 East of the G.R.B.& M., Pinal County, Arizona, Tax Parcel 510110260 (legal on file), located about 1/4 mile northwest of Farrell Road and North Stonebluff Road about 2.75 miles south of Maricopa SR 238 Highway, in unincorporated area of Pinal County.

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 WEBPAGE FOR THE P&Z COMMISSION AT:

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

DATED THIS **15TH** DAY OF **AUGUST 2023**, by Pinal County Community Development Dept.

By: 
Brent Billingsley, 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 (85 N FLORENCE ST)
FLORENCE, AZ 85132
NO LATER THAN 5:00 PM ON SEPTEMBER 11, 2023

Contact for this matter: Sangeeta Deokar, Senior Planner
e-mail address: sangeeta.deokar@pinal.gov
Phone # (520) 866-6641 Fax # (520) 866-6530

[Anything below this line is not for publication.]

PUBLISHED ONCE:

Arizona Republic

THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315

Fax 1-877-943-0443

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PNI-Arizona Republic

AFFIDAVIT OF PUBLICATION

EARL, CURLEY & LAGAR
3101 N CENTRAL AVE # 1000
PHOENIX, AZ 85012-2654

This is not an invoice

Order # 0005812892 # of Affidavits 1

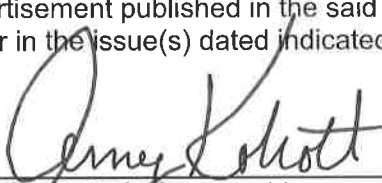
P.O #

Issues Dated:

08/31/23

STATE OF WISCONSIN }
COUNTY OF BROWN } SS.

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper in the issue(s) dated indicated.



Sworn to before me this

31 ST day of
AUGUST 2023



Notary Public

My Commission expires: 9/19/25

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 21ST DAY OF SEPTEMBER 2023, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A SPECIAL USE PERMIT IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

SUP-005-23 - PUBLIC HEARING / ACTION: Craig Christiansen, owner/applicant, and Earl & Curley, P.C./Taylor Earl, agent, requesting approval of a Special Use Permit to operate a recreation field, on a 9.064± acre parcel in the GR (General Rural) Zone, situated in a portion of Section 33, Township 04 South, Range 02 East of the G.R.B. & M., Pinal County, Arizona, Tax Parcel 510110260 (legal on file), located about 1/4 mile northwest of Farrell Road and North Stonebluff Road about 2.75 miles south of Maricopa SR 238 Highway, in unincorporated area of Pinal County.

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 WEBPAGE FOR THE P&Z COMMISSION AT: <http://pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#> DATED THIS 15TH DAY OF AUGUST 2023, by Pinal County Community Development Dept.

By: Brent Billingsley, 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)
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WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2973 (85 N FLORENCE ST)
FLORENCE, AZ 85132
NO LATER THAN 5:00 PM ON SEPTEMBER 11, 2023
Contact for this matter: Sangeeta Deokar, Senior Planner
e-mail address: sangeeta.deokar@pinal.gov
Phone # (520) 866-6641
Fax # (520) 866-6530
Pub: Aug 31, 2023

VICKY FELTY
Notary Public
State of Wisconsin

Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # SUP-005-23, personally caused at least one sign to be posted in a visible place on or near the proposed project site at 17010 N. Stonebluff Rd., at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

EARL + CURLEY P.C.
~~Sign Company Name~~

BRIAN VACCARO
~~Sign Company Representative~~

Subscribed and sworn to be on August 30, 2023 by Brian Vaccaro.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Ann M. Core
Notary Public

My Commission expires: 2/16/2026



PINAL COUNTY *Public Hearings*

Case Number: SUP-005-23

Existing Zoning: GENERAL RURAL

Proposed Zoning: GENERAL RURAL

Acreage: 9.06

Case Description: Special Use Permit to
allow recreation field.

Applicant Name: Taylor C Earl / Earl & Curley P.C.

Applicant Phone Number: 602-265-0094

Case Information Available at Pinal County Community Development Services
(520) 866-6442 or www.pinalcountyz.gov

Public Hearing NOTICE

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

The purpose of this hearing is to provide an opportunity for the public to be heard on the proposed zoning change.

Public Hearing Notice

Public Hearing Notice

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2023



Delivering water and power™

Michael Laguna
Business Analyst
PAB 10W | P.O. Box 52025
Phoenix, AZ 85072-2025
P: (602) 236-3116
Michael.Laguna@srpnet.com

September 5, 2023

Sangeeta Deokar
Pinal County
85 N. Florence Street
Florence, Arizona 85132

RE: SUP-005-23

Dear Mr. Deokar:

Salt River Project has no objection to the new proposed project reference as SUP-005-23 aka Christiansey Properties located in Pinal County Section 33 Township 04 South, Range 02 East. This is in an Arizona Public Service serving area.

If you have any questions or need further information, please feel free to contact me on 602-236-3116.

Sincerely,

Michael Laguna

Michael Laguna



Delivering water and power™

SUP-005-23

Phone Correspondence

September 14, 2023

Hello Sangeeta,

Can you please add these two correspondences we had with residents into the case file. Please note that both Ms. Laurie Fuller and Ms. Susan Bounsa are in support of the Special Use Permit.

8/31/23- Phone call with Ms. Laurie Fuller

Ms. Fuller lives south of the project in the Thunderbird Farms/Hidden Valley area. She had questions regarding what a recreation field was. After explaining the use and that this is a glamping site and not an RV park, she thought the project was a good idea and that “7 RV’s wouldn’t be a detriment.” Ms. Fuller mentioned that there was a proposed RV park with over 500 spaces that the community fought against, and she and others wanted to ensure this wasn’t the case here. Additionally, we spoke about the difference between rezoning to commercial and a Special Use Permit. We also spoke about precedence and that staff looks at precedence differently when requesting a Special Use Permit.

Ms. Fuller thought the site was ideally located for the proposed use since it is near Palo Verde Mountains, the future regional park, and with nearby access to the future regional park. Knowing that this wasn’t a large developer coming in, she was encouraged about the proposed use.

I followed up with her by email sending her the site plan and she mentioned she would relay our conversation to others who had questions. Lastly, she and the client have been emailing a time to connect by phone to get to know each other.

9/12/23- Phone call with Ms. Susan Bounsa

Ms. Bounsa said that she owns land nearby and was interested in finding out more about the project. After the explanation that the Special Use Permit is for a small glamping site and not a commercial rezone, she said that she likes this outside the box idea. Ms. Bounsa also mentioned that the location of use makes sense with the future regional park nearby. She mentioned that there are a few people in opposition who don’t know how a Special Use Permit works and that once they understand the limitations they should feel much better about the project.

Thank you,

Brian Vaccaro

Brian Vaccaro

Planner

Earl & Curley



Sangeeta Deokar <sangeeta.deokar@pinal.gov>

Sec33 township 04. South range 2 east GRBtax parcel 510110260 &M parcel 510110260

1 message

Traci Pinkerton <tracipinkerton@gmail.com>

Mon, Sep 11, 2023 at 10:04 AM

To: "sangeeta.deokar@pinal.gov" <sangeeta.deokar@pinal.gov>

Tracipinkerton
55197 W Homeland Rd
Maricopa az 85139
Parcel #510-11-027F

To whom it may concern:

I bought this property six years ago and for months to come out of the city from a gated community. I have a chronically ill daughter that needed to be away from the stress and the noise. Bringing a recreation place out here will bring noise, thieves, and a lot of distraction. our dogs will go off every time somebody comes down the road where we have no traffic now !!this will set off auto immune for my daughter. That Moutian will bring over more illegals now for people to camp and get easier access to people coming across the mountain that we see all the time. !!! we came out here for peace and quiet and no stress. We were told when we bought this property that that was all BLM land. We would've never bought this property knowing that somebody could build a cross. Thank you for your time.

And yes, if there's anyway that I could speak at this hearing, I would love that.

Traci and Louis
Pinkerton



Sangeeta Deokar <sangeeta.deokar@pinal.gov>

SUP-005-23

2 messages

Alan Whitaker <awhitakeraz@yahoo.com>

Sun, Sep 10, 2023 at 6:10 PM

To: "sangeeta.deokar@pinal.gov" <sangeeta.deokar@pinal.gov>

SUP-005023

Alan and Ruth Whitaker

[17646 N. Stonebluff Rd](#)[Maricopa, AZ 85139](#)

602-692-3898

510-11-018B1, 510-11-007F, 510-11-007G, 510-11-007H

All concerned,

We are writing to voice my concerns regarding SUP-005-23 request for Special Use Permit for property 510-11-026 located at 17010 N. Stonebluff Rd. I own two properties just north of this property. The special use permit is asking for allowance of a commercial business and shouldn't have been considered based on Title 2 Zoning, Chapter 2.151.010, Section A 1 a thru o. The use the owner describes as an RV park is not listed as an acceptable use under this ordinance. There are many negative examples that will impact our mountainside neighborhood, but none of those should have to be an influence for this decision. It is simply of matter of non-compliance with the existing Zoning Ordinance.

The owners could try to apply for rezoning as a commercial property, but the parcel does not meet the size requirements for a commercial RV park.

This neighborhood has already endured two zoning injustices. The sky diving entity houses multiple mobile homes which was not part of their initial proposal. They do not comply with the flight pattern originally proposed. The gravel pit started by Wheeler Construction has never been put back to original grade as promised. It remains an eye sore and has become an area dump. Explain to me why we should agree to another commercial entity that Pinal County will not hold accountable when they do not hold up their end of the proposal presented. Is it coincidence that question 5 on their Special Use Permit Application supporting information page was left blank? Is it an insight to the future?

Thank you for your time and consideration.

Respectfully,

Alan and Ruth (Ellie) Whitaker

Sangeeta Deokar <sangeeta.deokar@pinal.gov>

Mon, Sep 11, 2023 at 9:38 AM

To: Alan Whitaker <awhitakeraz@yahoo.com>

GM,

We received your letter of concerns for the case SUP-005-23 and will share the same with the commission members.

Regards
Sangeeta

9/11/23, 10:10 AM

Pinal County Government Mail - SUP-005-23

[Quoted text hidden]

--

Sangeeta Deokar
Senior Planner,

85 N Florence Street
P O Box 2973
Florence, AZ 85132