



SUP-005-23
Board of Supervisors



THE CHRISTIANSEN FAMILY

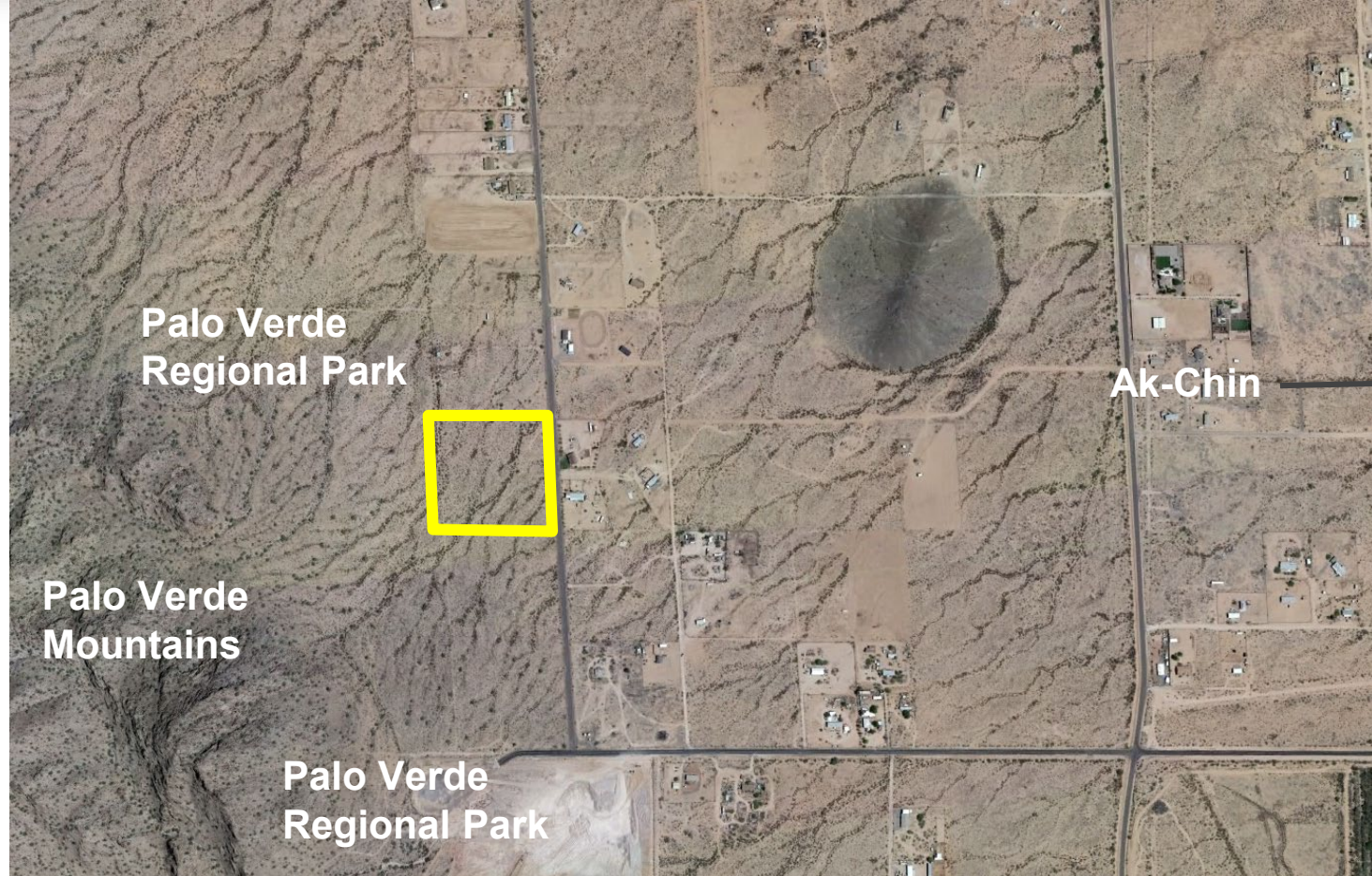


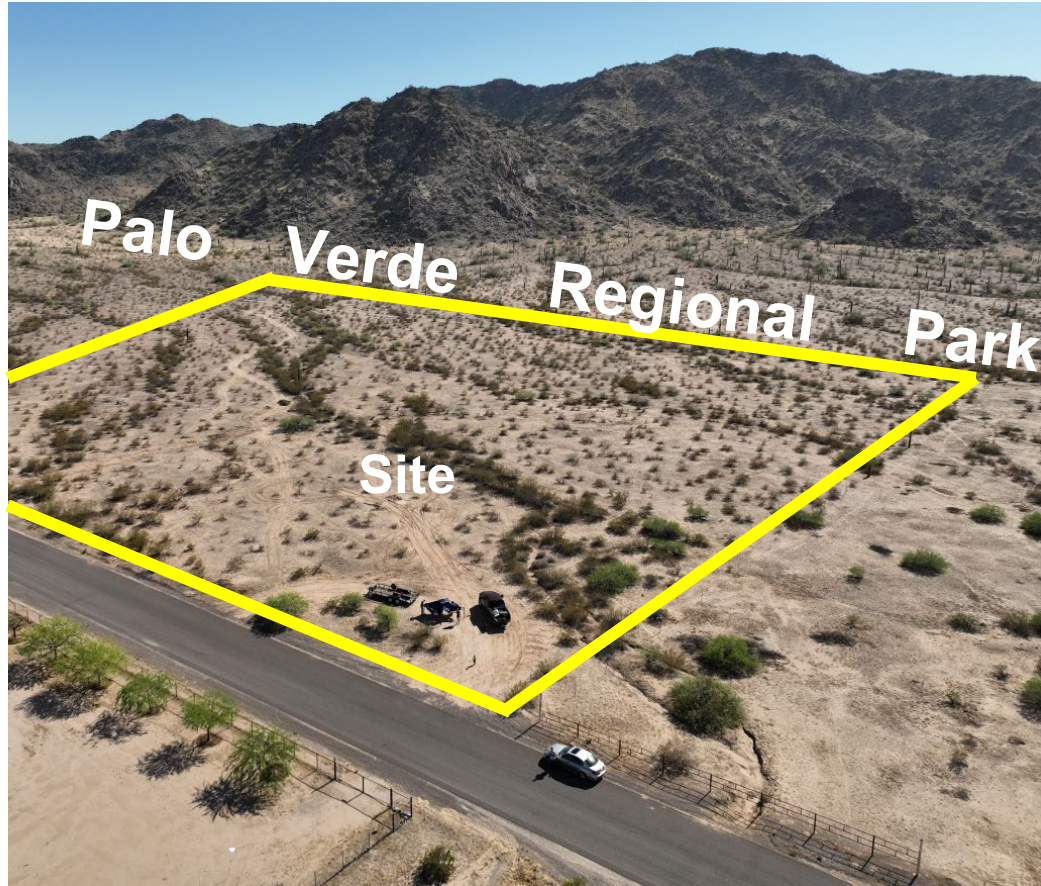
THE CHRISTIANSEN FAMILY



A wide-angle photograph of a desert landscape. In the foreground, there is a sandy, arid plain dotted with small, scrubby bushes and several tall, columnar cacti. The middle ground shows a range of rugged, dark mountains with sparse vegetation. The sky is a clear, bright blue, suggesting a sunny day. A large, semi-transparent yellow rectangular box is overlaid on the right side of the image, containing white text.

**ADJACENT TO NEW
REGIONAL PARK**





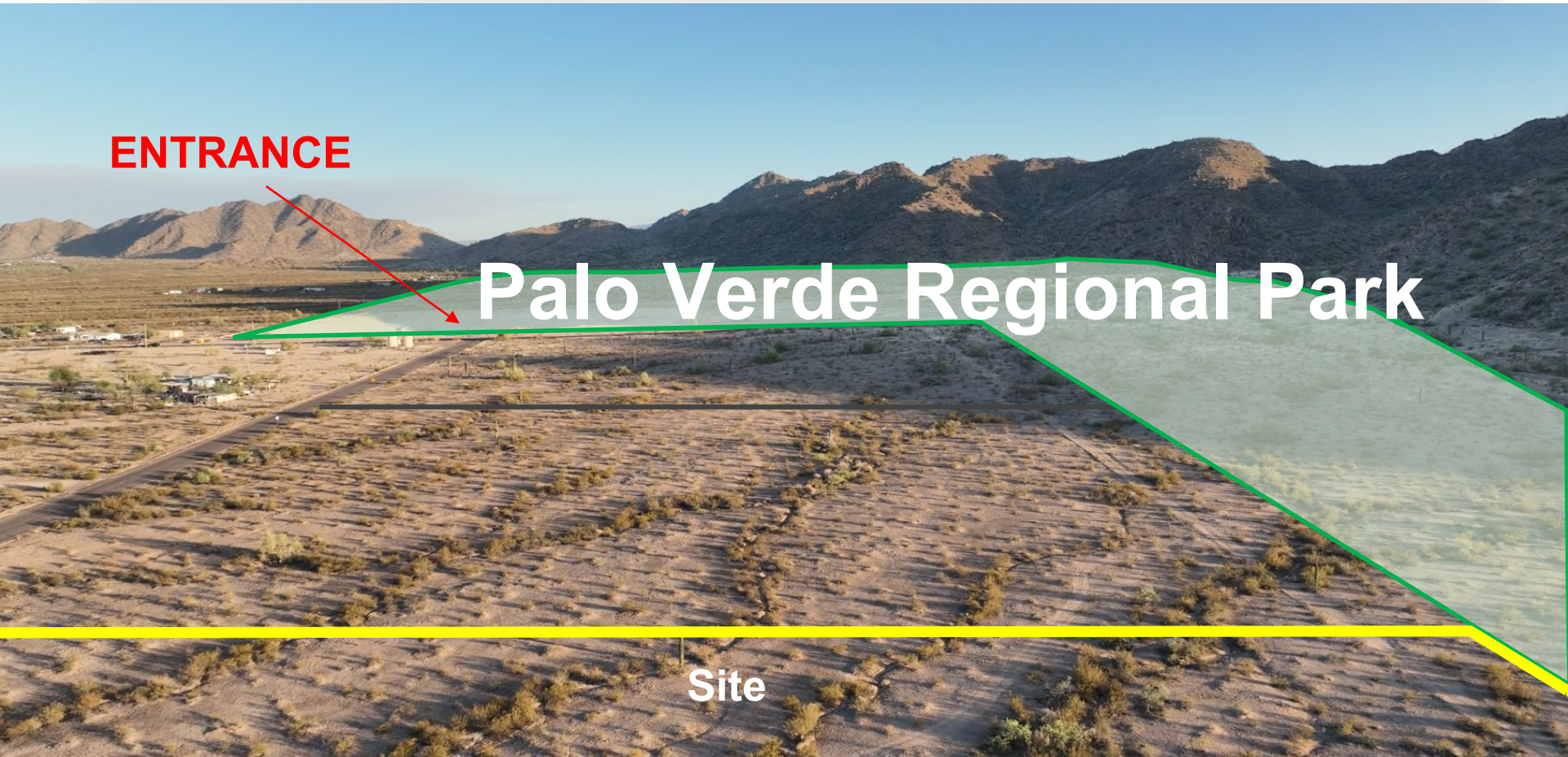


ENTRANCE



Palo Verde Regional Park

Site



PALO VERDE REGIONAL PARK



Identified back in 2007, approved in 2016

- 23,000 Acres
- Trails
- Camping
- Archery
- Horseback Riding
- Off-highway Vehicles

Additional Possibilities

- *Disc Golf*
- *BMX Riding*
- *Ziplining*

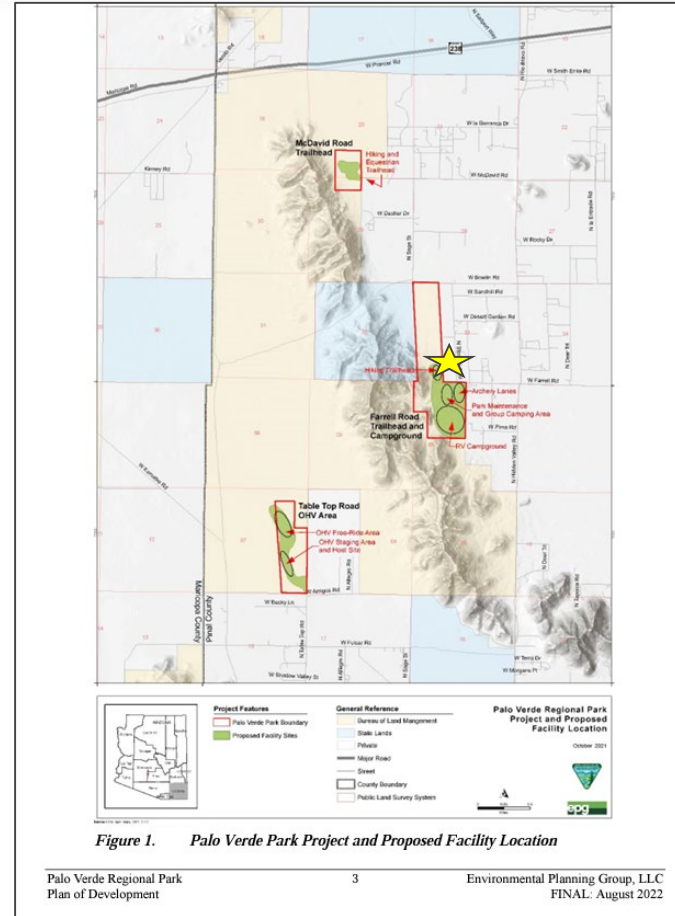
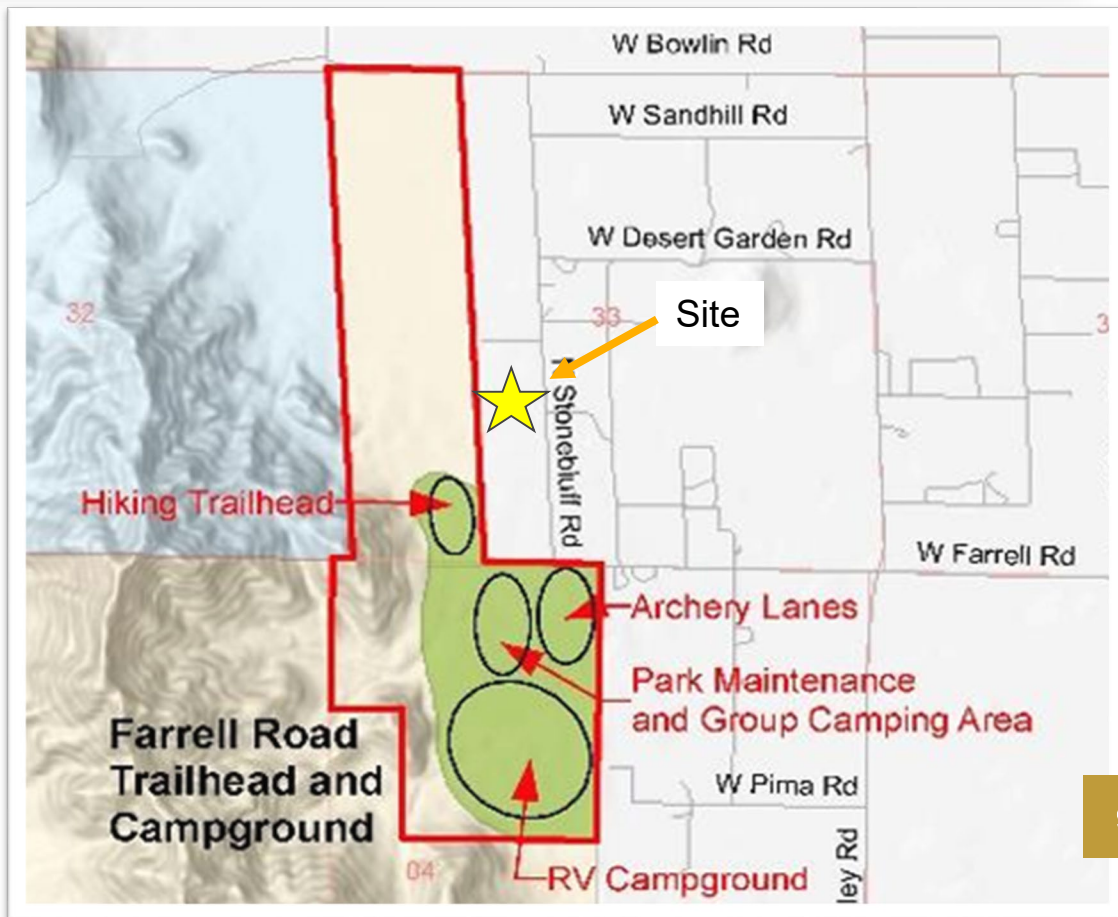


Figure 1. Palo Verde Park Project and Proposed Facility Location

FARRELL ROAD AMENITIES



- Farrell Road Trailhead and Campground is the *first phase*
- Park Amenities: Hiking Trails, Motorized Trails, Campground, RV Campsites, Archery Range
- Palo Verde Mountains



A white motorhome is parked on a dirt road in a rural, hilly landscape. The background shows a steep, vegetated hillside and a prominent, flat-topped rock formation under a clear sky. A large yellow banner with the text "PROPOSED USE" is overlaid on the image.

PROPOSED USE

THE CHARM IS IN THE RURAL NATURE



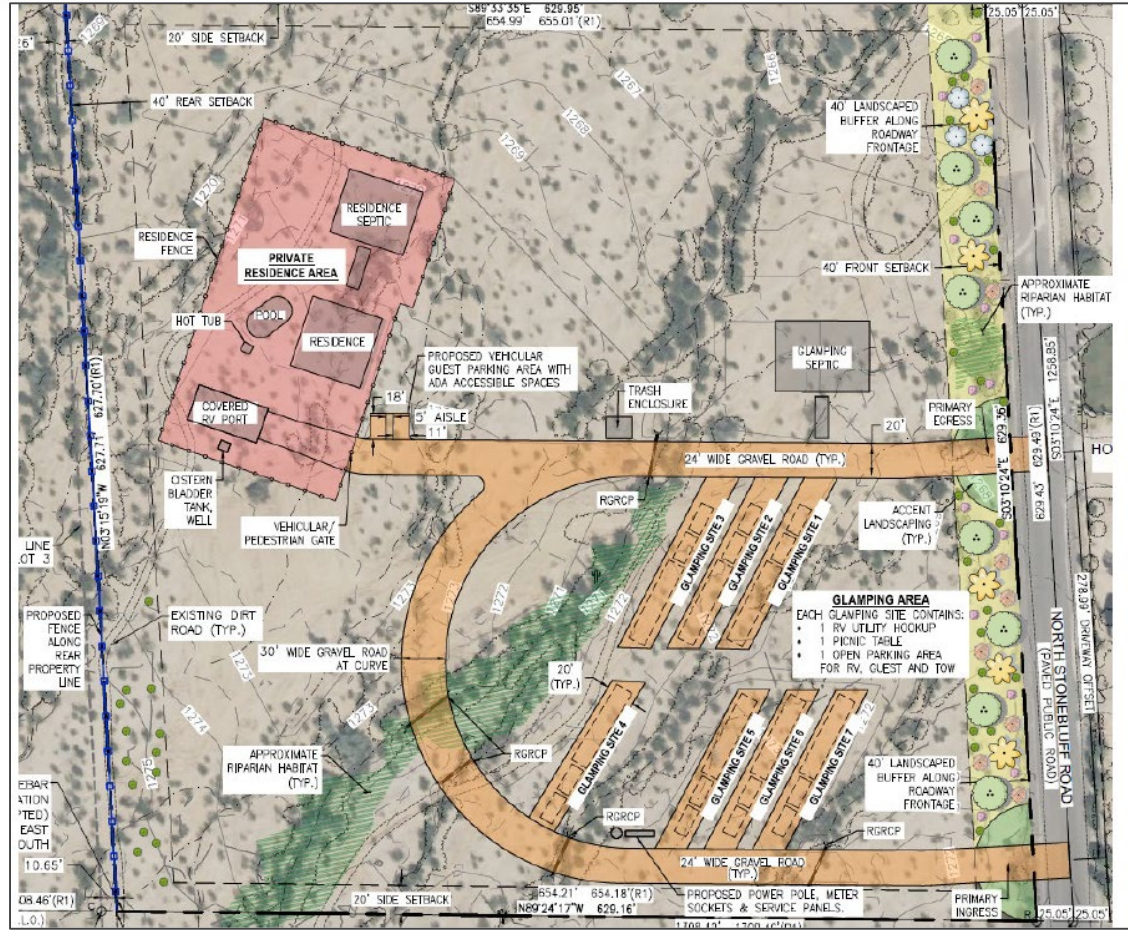
QUIET ACCESSORY USE



CHRISTIANSSENS' HOME



- This is the Christianssens' home
- Agreed to stip prohibiting rental of home
- Limited to 7 spaces
- 9-acre site





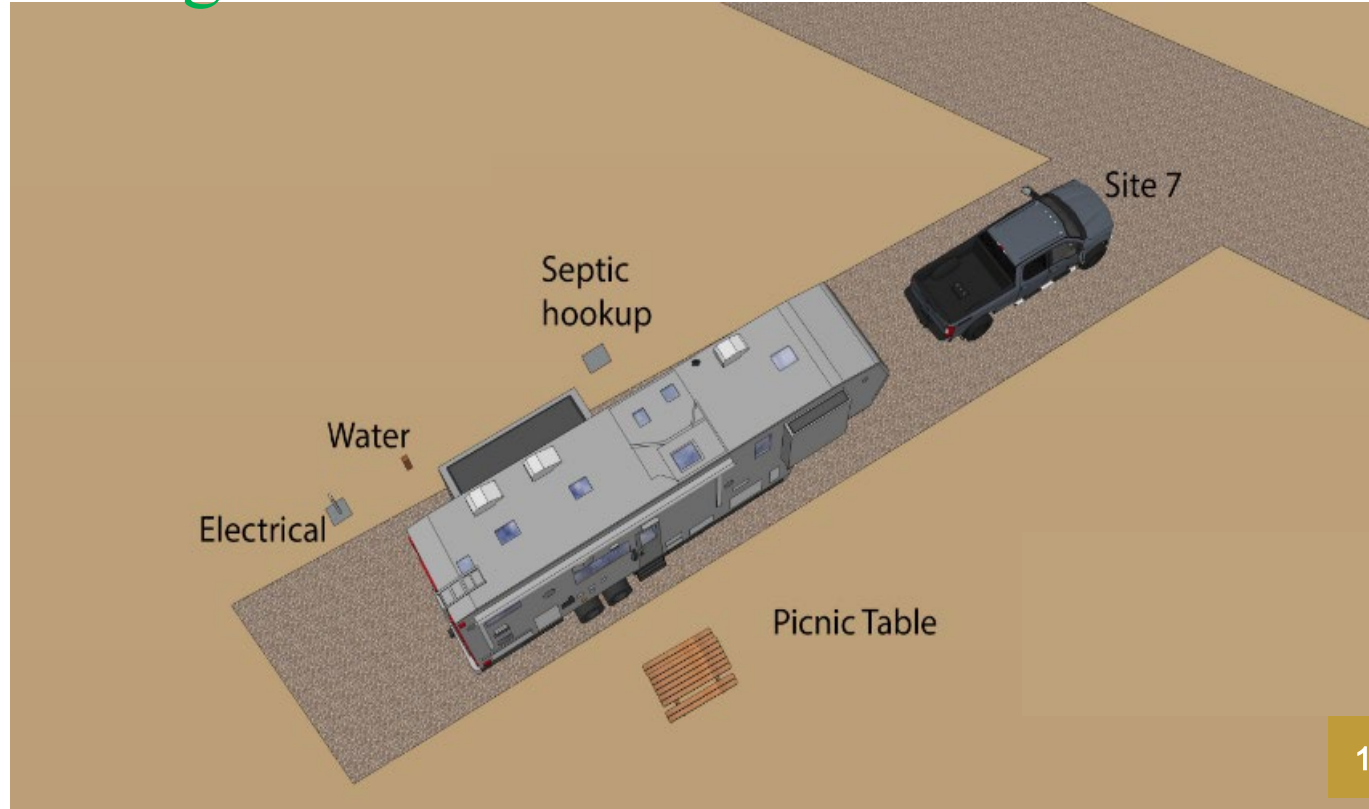
Regional Park Provides Amenities

Includes

- Utility Connections
- Picnic Table

Doesn't Include

- Swimming Pool
- Clubhouse
- Firepits
- Showers
- Bathrooms
- Activity Areas





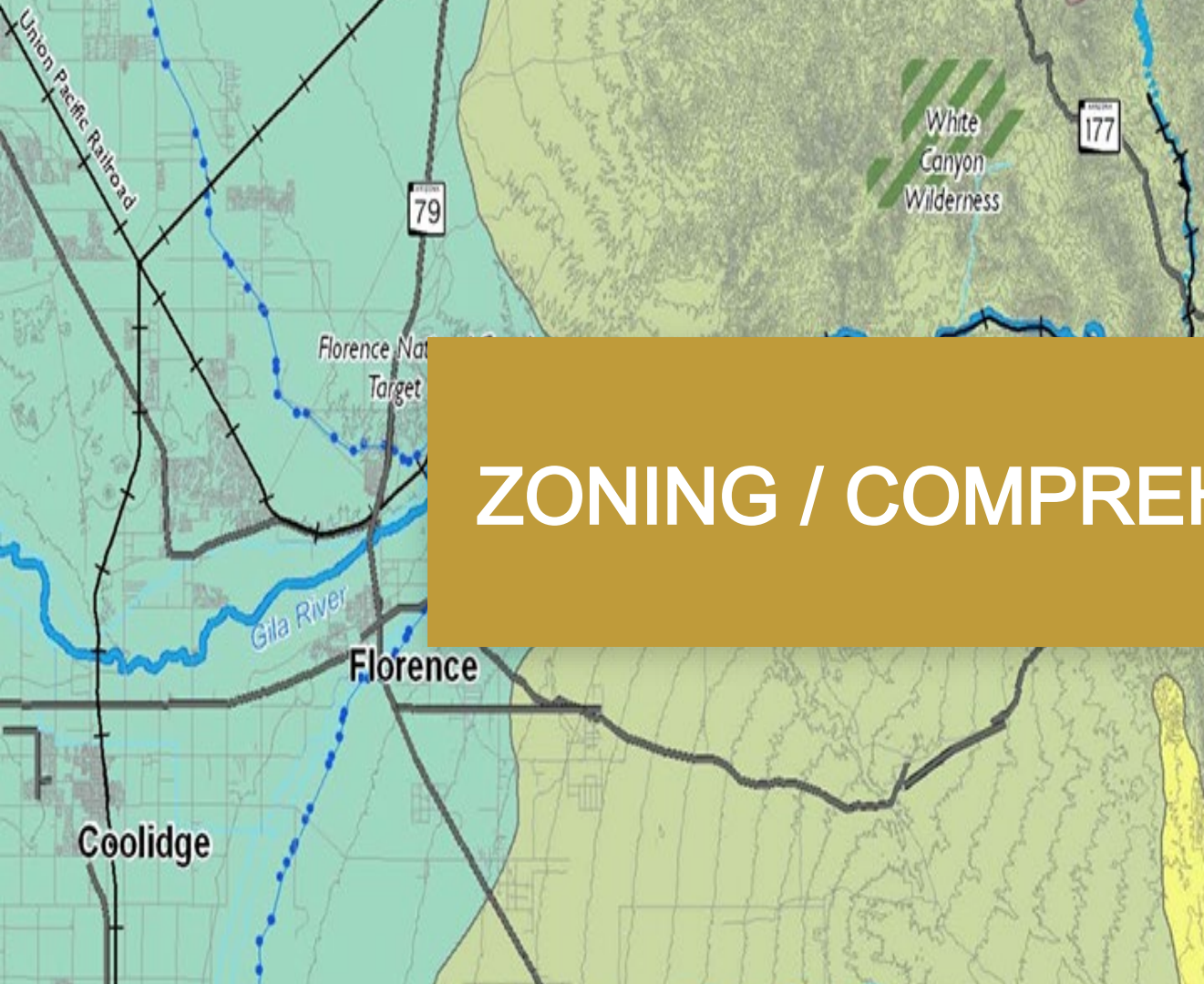
Recreation Vehicles can include:

- RV's
- Fifth Wheelers
- Pop-up Campers

Controls

- **Self-Contained Vehicles Only**
(Shower, Bathroom, Food)
- Owner's vet every guest reservation
- Vehicle must be new (i.e. within last 10 years)





ZONING / COMPREHENSIVE PLAN



General Rural (GR)

1 du/ 1.25 acres

Uses Permitted by Right

- Public Riding Stables and Boarding Stables
- Livestock Sales Yard or Auction Yard
- Dairy
- Athletic Field
- Athletic, Sport or Recreation Club
- Fruit, Vegetable, or Agricultural Packing or Processing Plant
- Commercial Agricultural Uses
- Farm Stands
- Public and Quasi-Public Uses:
Church, Museum, Library, Community Service Agency,
Schools, Colleges, Playground, Schools/Colleges



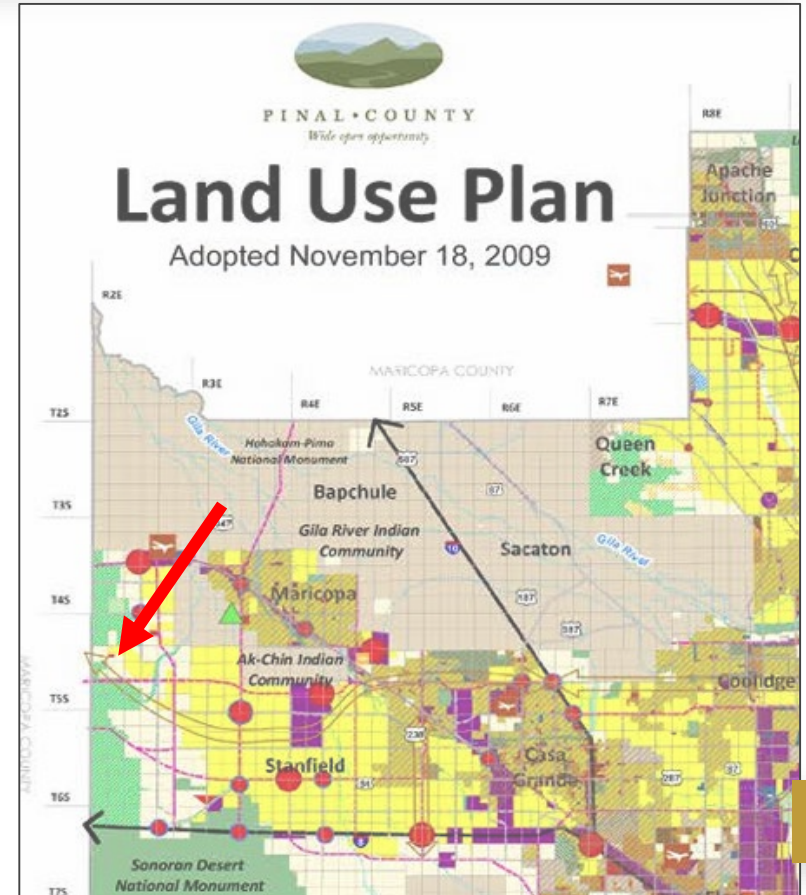
Rural Residential Planning Guidelines

- ✓ 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
- ✓ 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.

PARK WILL SERVE COUNTY GROWTH



“Pinal is in the Sun Corridor which is expected to combine to form 1 of 10 ‘megaregions’ where the next 100 million residents will live.”





West Pinal Growth Area

Policy 3.7.1.3 Encourage development within or adjacent to existing approved service areas to maximize existing investment in infrastructure and public services.

Growth Areas

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.



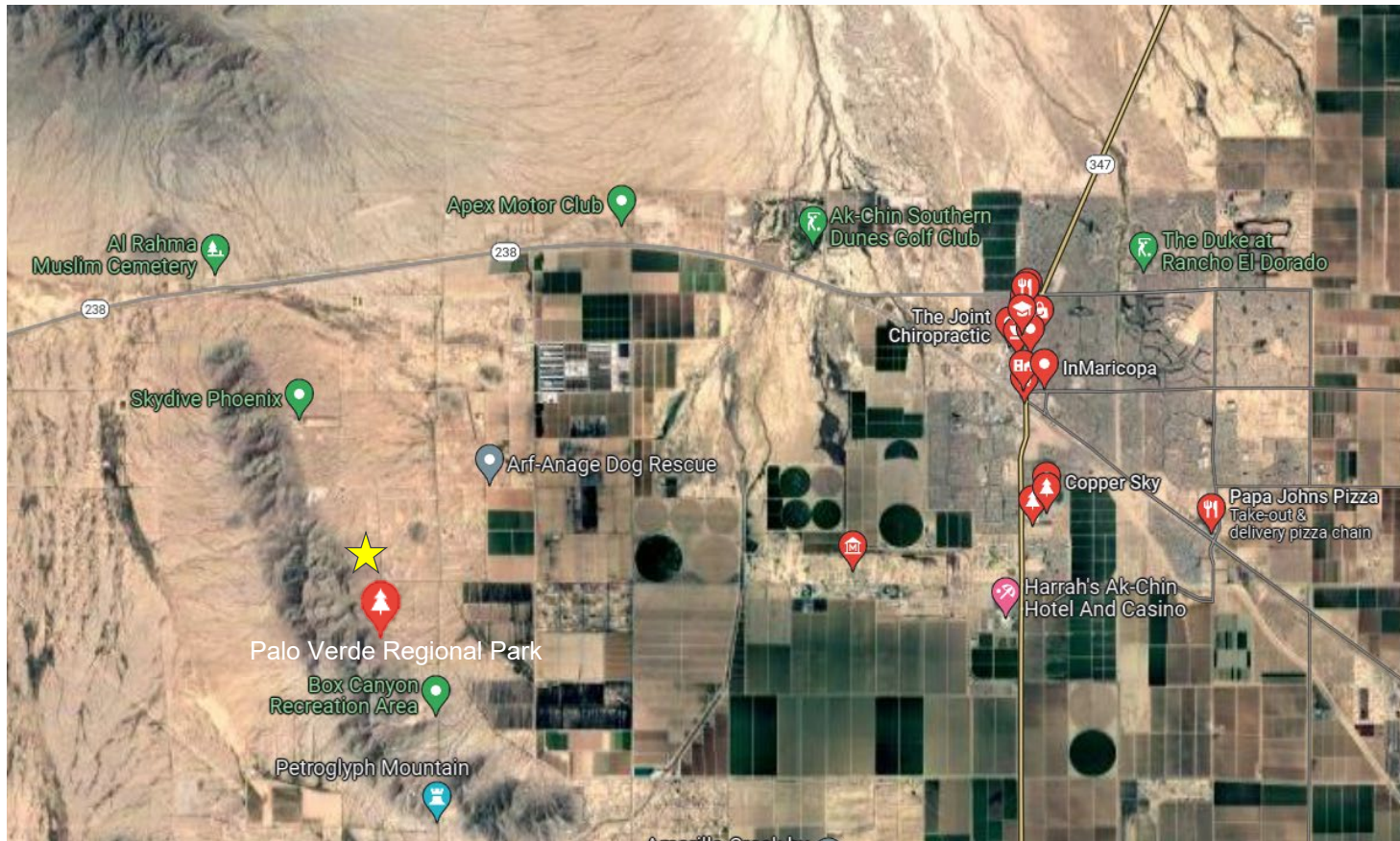


5.1.2 Objective: Increase the economic impact of visitors and seasonal residents in the County through wildlife watching and passive outdoor recreation. ✓

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. ✓

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. ✓

COMPREHENSIVE PLAN ECONOMIC SUSTAINABILITY



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

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. ✓

An aerial photograph of a desert landscape. The foreground is a dark, rocky, semi-arid slope with sparse, low-lying vegetation and a single saguaro cactus. The middle ground shows a flat, sandy area with scattered residential or commercial buildings and parking lots. In the background, there are large, rectangular agricultural fields, some green and some brown, under a clear sky with distant mountains on the horizon.

COMPATIBILITY



- Primary residence for the Christiansens
- No generators because of electric connections
- Outdoor amenities: a table per site (no pool, no clubhouse, no fire pits) – Activity at Regional Park
- No overhead lights. Only lights are to demarcate driveway. All lights will be solar.

LANDSCAPE



Proposed



Desert Willow



Ironwood



Brittlebush



Agave Century Plant

Existing



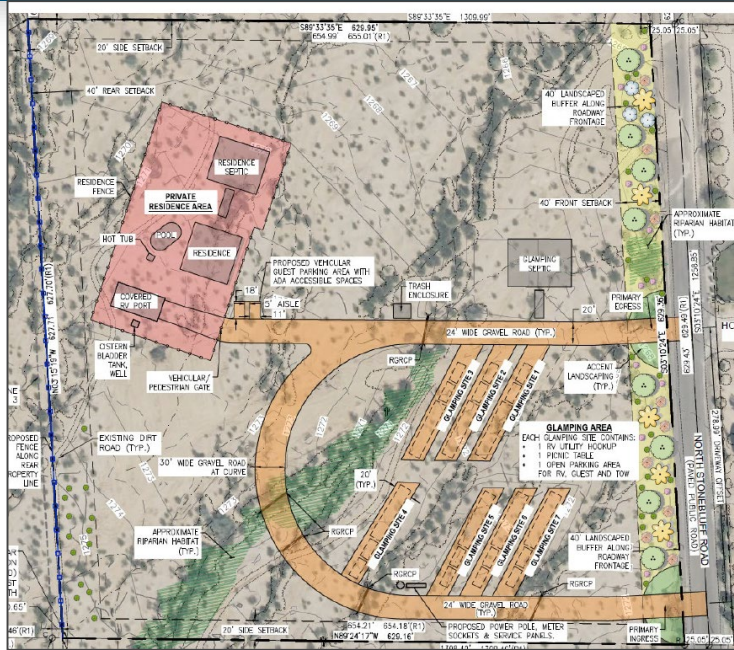
Mesquite



Creosote



PAVING IS NOT PREFERRED



Current Stipulation #15

The proposed site plan should have 24' **paved** ingress-egress, **paved** camping sites, **paved** parking;





CHAPTER 2.151.– Pinal County Zoning Ordinance

“Issuance of an SUP does not relieve the applicant from the responsibility of obtaining site plan approval”

“The intent here is to ensure that the rural character of the site remains undisturbed, natural with minimal land disturbance.” – Staff Report

EXAMPLE OF DUST SUPPRESSANT



Phoenix was put into a PM-10 Nonattainment Area 25 years before West Pinal. City of Phoenix has used topical application for decades along SRP Canals.



Once cured, Gorilla -Snot is odorless, colorless, non -slippery, water resistant, ultraviolet -ray resistant, non -flammable and is human, animal, marine life and vegetation safe.

DUSTPROOF SPACES AND DRIVEWAY



EXISTING

15) The proposed site plan should have 24' paved ingress-egress, paved camping sites, paved parking;

PROPOSED

15) Applicant/owner shall utilize decomposed granite or other dust-control measure(s) for the 24' ingress-egress, camping sites, and parking, as approved by the County Engineer. Where possible, to preserve a rural and natural appearance, paving should be avoided.

STIPULATION #16-Add “as applicable”



16) Stabilization of commercial parking, drives and yards shall be conducted pursuant to Pinal County Air Quality Code of Regulations Chapter 4, Article 4, **as applicable**. Residential parking and drives shall be stabilized pursuant to PCAQ Code of Regulations Chapter 4, Article 5, **as applicable**;

Chapter 4, Article 4:



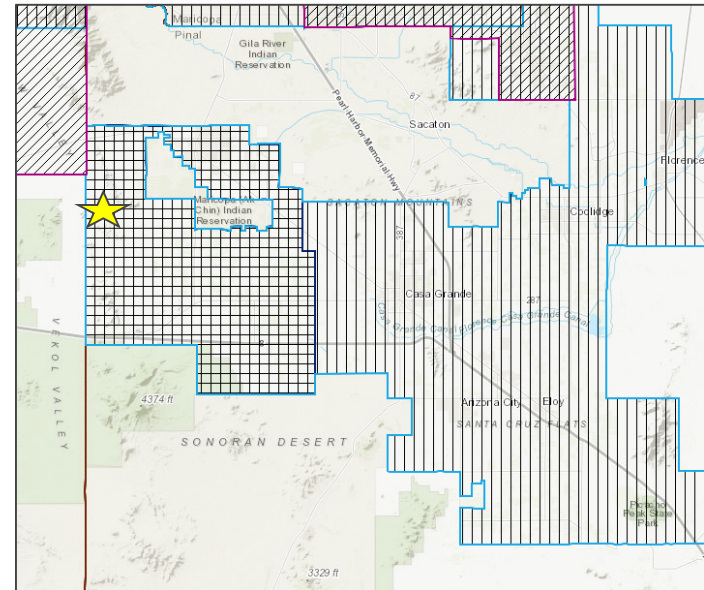


Earl & Curley
ZONING & LAND USE LAW



Site is in the West Pinal PM-10 Nonattainment Area

Non-Attainment Area: Area that does not meet one or more of the National Ambient Air Quality Standards for the criteria pollutants designated in the Clean Air Act.



STIPULATION #16

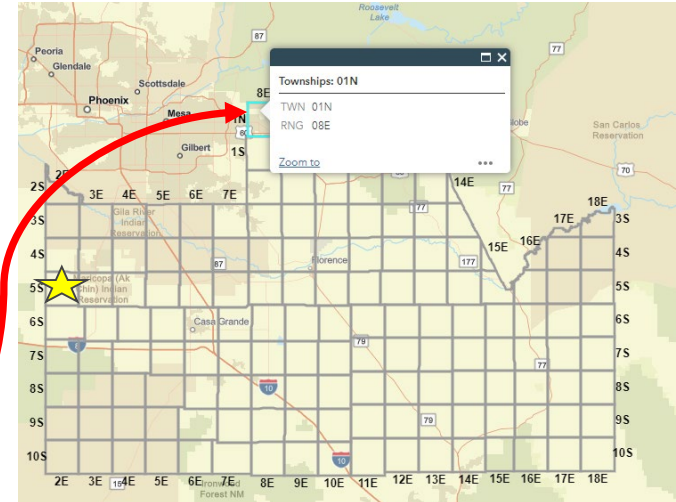


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ARTICLE 4. NONATTAINMENT AREA RULES; DUSTPROOFING FOR COMMERCIAL PARKING, DRIVES AND YARDS

4-4-100. General Provisions

- A. Intent. The intent of this Article is to avoid violations of the prevailing PM₁₀ standard and additionally minimize nuisance impacts by improving control of excessive fugitive dust emissions from unpaved parking lots.
- B. Relationship to other rules. The provisions of this Article supplement and do not supplant the other provisions of these rules.
- C. Effective Date. Other than as specifically provided, rules set forth in this Article, and the repeal of any rules rescinded in conjunction with the amendment of this Article, shall become effective 60 days after final publication of a corresponding Notice of Final Rulemaking in the Arizona Administrative Register.
- D. **Geographic Applicability**
This Article applies in the Pinal County portion of the Phoenix PM₁₀ Serious Nonattainment area, more specifically Township 1 North, Range 8 East, Gila & Salt River Base and Meridian ("T1N R8E").
- E. **Violations**
Failure by any person to comply with the applicable requirements of this Article shall constitute a violation subject to penalty as provided in these rules and A.R.S. Title 49, Chapter 3, Article 3, A.R.S. §49-471 et seq.



[Adopted effective September 10, 2008. Amended June 3, 2009, effective August 26, 2009]



Clean Air, Safe Water,
Healthy Land for Everyone

West Pinal is in the PM-10 Nonattainment Area

Sources of Pollutant:

- Unpaved roads
- Paved roads
- Construction
- Windblown dust
- Agricultural activities



Clean Air, Safe Water,
Healthy Land for Everyone

West Pinal is in the PM-10 Nonattainment Area

Controls Include:

- Agricultural Best Management Practices (such as combining tractor operations or reducing tillage) ✓
- Water/chemical dust suppressants on open areas/vacant lots ✓
- Watering for dust-generating construction operations ✓
- Vehicle speed limits ✓
- Road dust trackout controls ✓



Clean Air, Safe Water,
Healthy Land for Everyone

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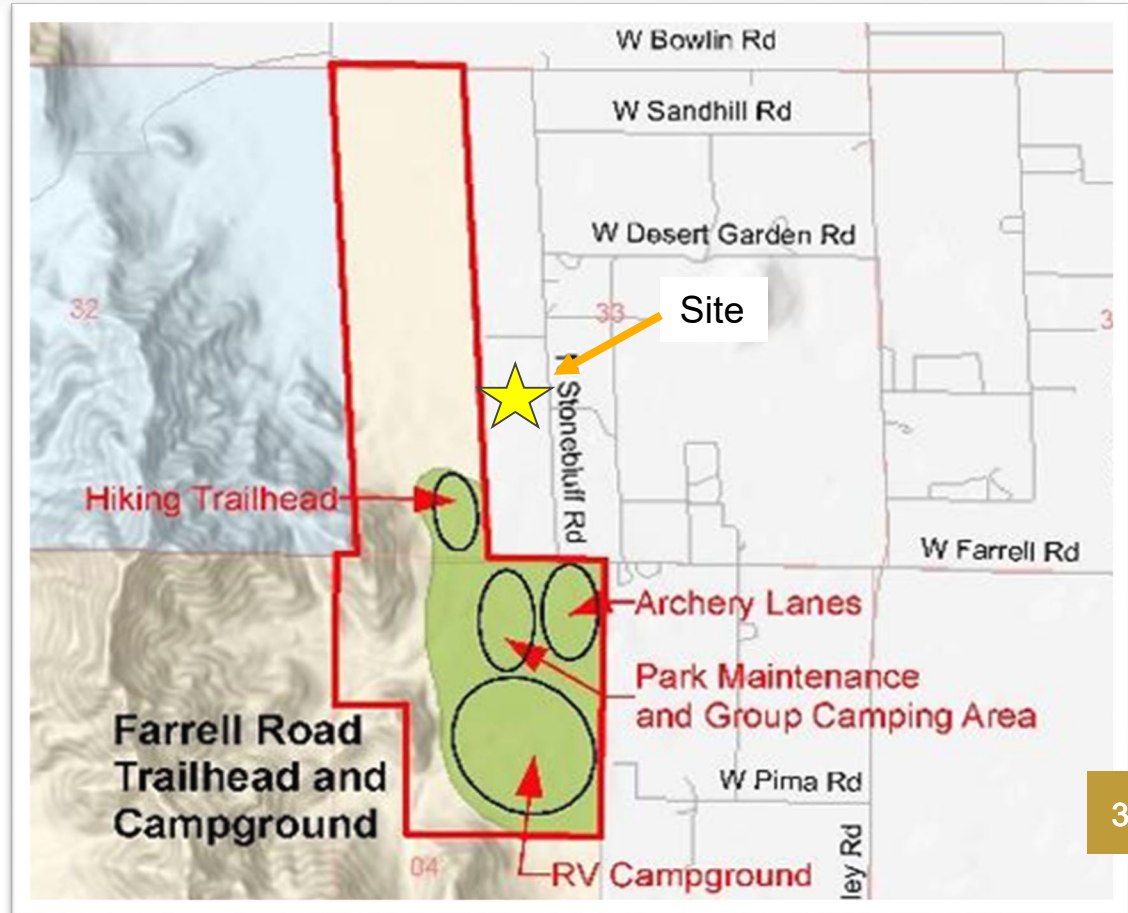
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PALO VERDE REGIONAL PARK



- Commercial feel
 - Paved Roads
 - Archery Range
 - Restrooms
 - Group Campground
 - Restroom
 - Pavilions
 - BBQs
 - Fire Pits
- RVs/Vehicles are not required to be “self contained”





The house is forecasted to have 9 daily trips

The glamping is forecasted to have 40 daily trips

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

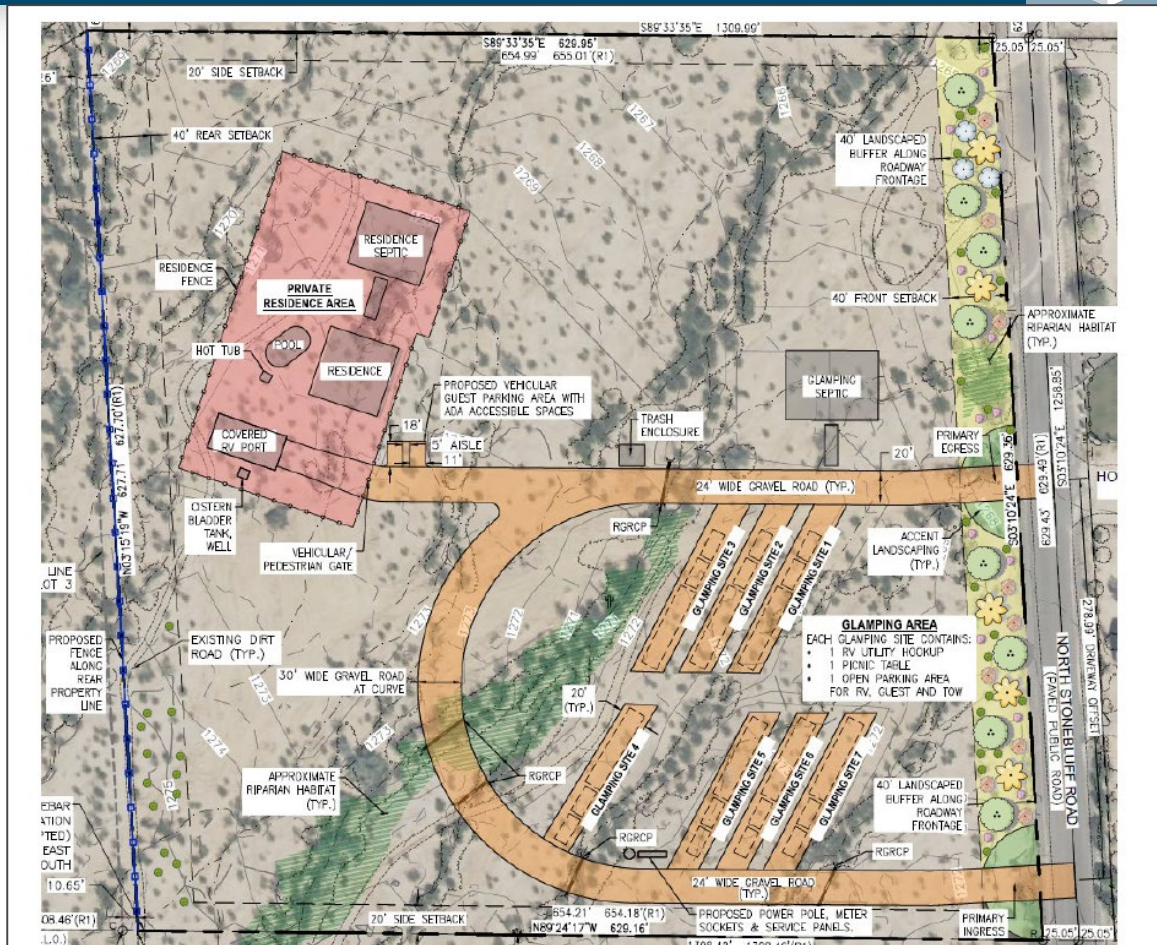
*Because the Trip Generation Manual does not have an average rate for daily trips, the peak hour was assumed to be approximately 10 percent of the overall daily trips.

CONSERVATION ZONES



No vehicles in xero-riparian areas and culverts have been installed:

- Water can flow normally
- Animals can flow
- Preserves plant life







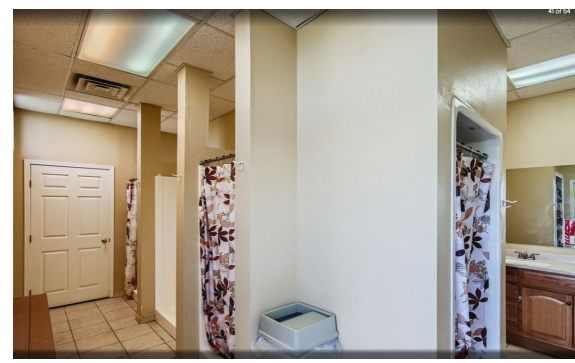
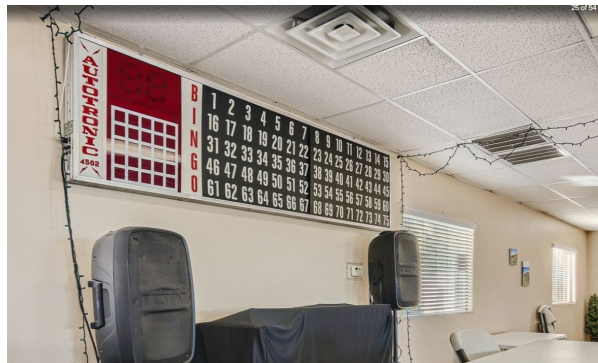
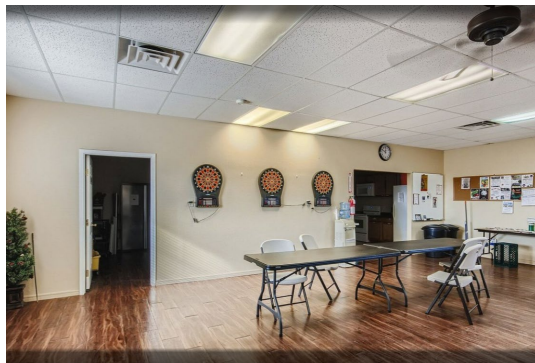
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NOT AN RV RESORT



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NOT AN RV RESORT



NOT AN RV RESORT



2 Laundromats
2 Restrooms - Showers
Activity/Craft Center with
4 Table Pool / Billiard Room
Lending Library
Exercise Area
Bocce Ball
Cactus Garden
Club House with
Park Café
Outdoor Patio
Community Center with
Stage and Sound System

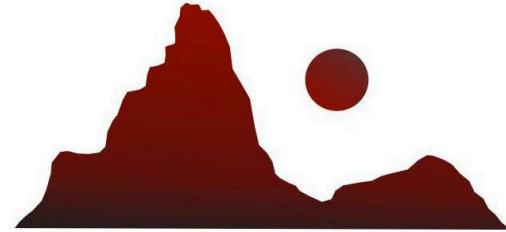
Corn Hole
Darts
Dog Park
Heated Pool and Spa
Horseshoe Pitch
Mail Service
Paved Roads
Pickle Ball Courts
Propane
Shuffleboard
Storage (\$)

Sunscape RV Resort

1083 E. Sunscape Way, Casa Grande, Arizona 85194

(520) 723-9533 or (866) 678-6722

NOT AN RV RESORT



PICACHO PEAK RV RESORT
HOSPITALITY AS WARM AS THE ARIZONA SUN!

