

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

RESOLUTION NO. 2024-SUP-011-24

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A SPECIAL USE PERMIT FOR A PROPERTY LOCATED NORTHEAST OF SOUTH MOUNTAIN VIEW ROAD AND U.S. HIGHWAY 60 (TAX PARCEL 103-26-0440) TO OPERATE A NEW STAND-ALONE WIRELESS COMMUNICATION FACILITY, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. SUP-011-24.

WHEREAS, the Pinal County Board of Supervisors (the “**Board**”) is authorized pursuant to the Pinal County Development Services Code § 2.151.010 and § 2.205.080(D) to approve Special Use Permits in order to conserve and promote the public health, safety, convenience and general welfare; and,

WHEREAS, on April 3, 2024, the Pinal County Community Development Department (the “**Department**”) received an application from Ashley Scott, applicant, on behalf of Salt River Project, the owner of a 2.50± acre parcel located northeast of South Mountain View Rd. and East U.S. Highway 60, in an unincorporated area of Pinal County (Tax Parcel 103-26-0440) zoned GR General Rural and legally described on the attached **Exhibit “A”** (the “**Property**”), requesting a Special Use Permit to operate a new standalone wireless communication facility on the Property (the “**SUP Application**”); and,

WHEREAS, on October 17, 2024, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on the SUP Application (which the Department designated as Case No. SUP-011-24), after providing notice pursuant to statutory requirements, and considered the same (the “**Public Hearing**”) along with fifteen (15) stipulations of approval (the “**Commission Stipulations of Approval**”); and,

WHEREAS, following the Public Hearing the Commission voted 9 to 0 in favor of forwarding a recommendation of approval of the SUP Application to the Board subject to the Commission Stipulations of Approval; and,

WHEREAS, subsequent to the October 17, 2024 Public Hearing and the Commission’s recommendation of approval of the SUP Application, subject to the Commission Stipulations of Approval, the applicant requested removal of one of the Commission Stipulations of Approval; and,

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RESOLUTION NO. 2024-SUP-011-24

WHEREAS, on December 18, 2024, the Board held a public hearing on the SUP Application (Department Case No. SUP-011-24), after providing notice pursuant to statutory requirements, and considered the same, together with the Commission Stipulations of Approval, and the applicant's request to remove one of the Commission Stipulations of Approval, resulting in a total of fourteen (14) stipulations of approval as set forth in the attached **Exhibit "B"** (the "**Board Stipulations of Approval**").

NOW, THEREFORE, BE IT RESOLVED by the Board that the SUP Application is hereby approved subject to the Board Stipulations of Approval.

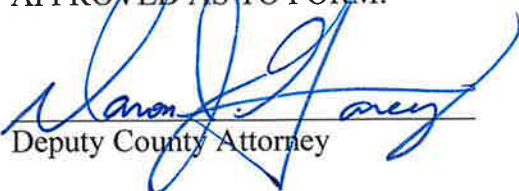
PASSED AND ADOPTED THIS 18th DAY OF DECEMBER, 2024, BY THE PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:



Deputy County Attorney

EXHIBIT A
LEGAL DESCRIPTION
SUP-011-24

SRP JOB NUMBER: T3618252
SRP JOB NAME: CARREL SUBSTATION
TTRSS: 1N8E36

DATE: 12-02-2024

A PARCEL OF LAND BEING THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36, BEING A BRASS CAP FLUSH, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 36, BEING A GENERAL LAND OFFICE BRASS CAP, BEARS NORTH 00 DEGREES 28 MINUTES 31 SECONDS WEST, A DISTANCE OF 2641.52 FEET (**BASIS OF BEARING**);

THENCE NORTH 89 DEGREES 34 MINUTES 16 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 36, A DISTANCE OF 330.36 FEET TO THE **POINT OF BEGINNING**;

THENCE LEAVING SAID EAST-WEST MID-SECTION LINE, NORTH 00 DEGREES 28 MINUTES 41 SECONDS WEST, A DISTANCE OF 330.18 FEET;

THENCE NORTH 89 DEGREES 34 MINUTES 23 SECONDS EAST, A DISTANCE OF 330.34 FEET;

THENCE SOUTH 00 DEGREES 28 MINUTES 51 SECONDS WEST, A DISTANCE OF 330.16 FEET TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 36;

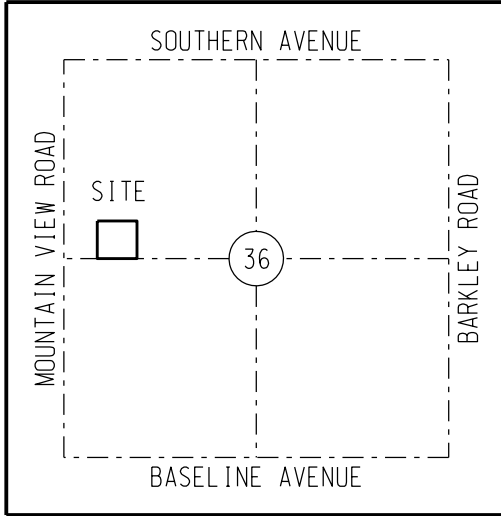
THENCE SOUTH 89 DEGREES 34 MINUTES 16 SECONDS WEST, ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 330.36 FEET TO THE **POINT OF BEGINNING**.

CONTAINS AN AREA OF 109,072 SQUARE FEET OR 2.504 ACRES, MORE OR LESS.

END OF DESCRIPTION



EXHIBIT "A"



VICINITY MAP (NTS)
T1N, R8E
G&SRM

LEGEND

- SECTION AND CENTERLINE
- PROPERTY LINE
- ◆ SECTION CORNER AS NOTED

ABBREVIATION TABLE

APN	ASSESSOR'S PARCEL NUMBER
FND	FOUND
GLO	GENERAL LAND OFFICE
(M)	MEASURED
LVI	LAST VISUAL INSPECTION
NTS	NOT TO SCALE



NOTES

ALL PARCELS SHOWN WERE PLOTTED FROM RECORD INFORMATION, AND NO ATTEMPT HAS BEEN MADE TO VERIFY THE LOCATION OF ANY BOUNDARIES SHOWN. THIS IS NOT AN ARIZONA BOUNDARY SURVEY.


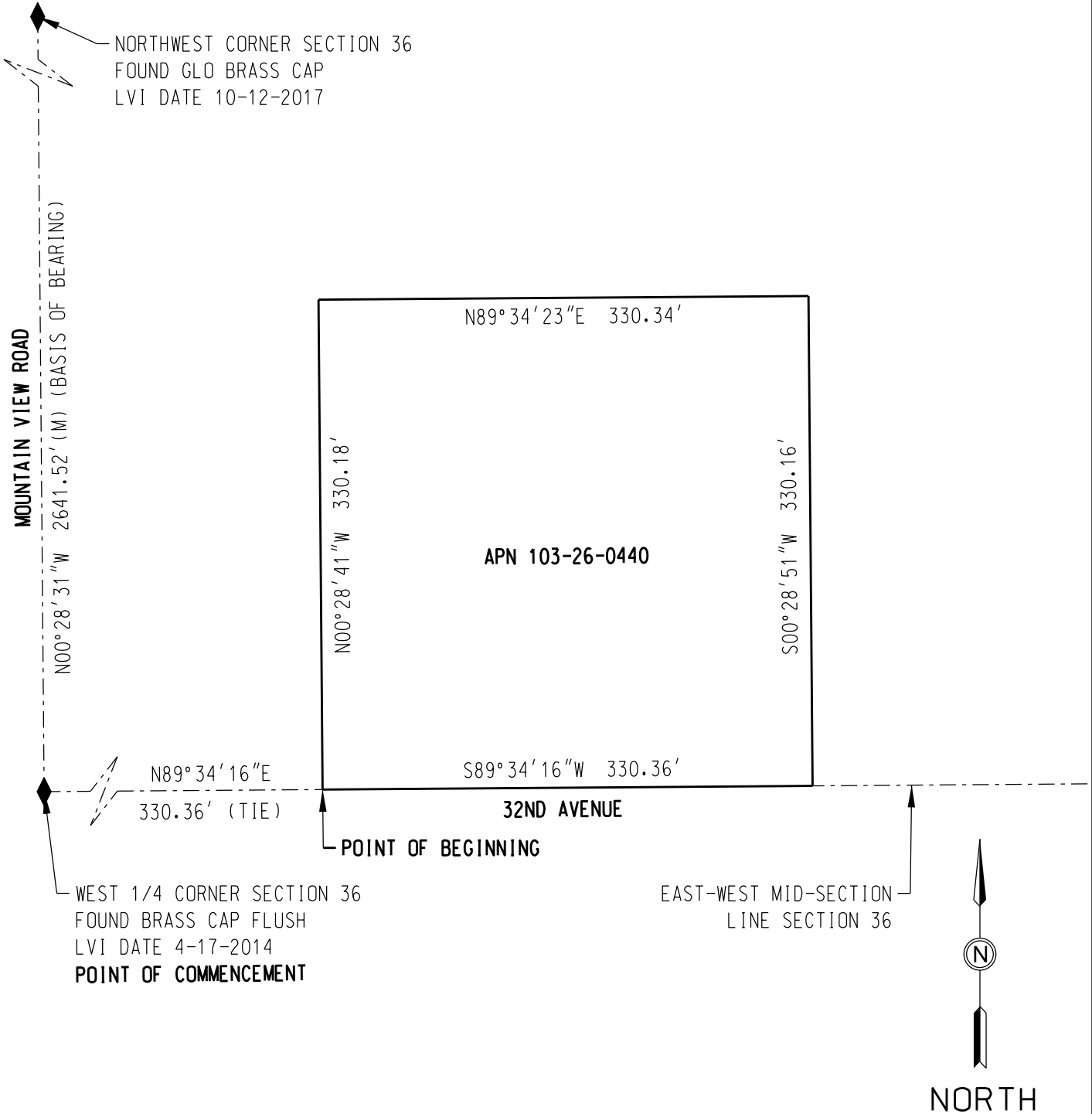
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT		 SURVEY DIVISION LAND DEPARTMENT
SRP LDWR NUMBER:	SCALE: NTS	
I.O. NUMBER: T3618252	SHEET: 2 OF 3	CARREL SUBSTATION NW 1/4, SECTION 36 T.1 N., R.8 E 0.7 NORTH-47.2 EAST
AGENT: GAUTHIER	SHEET SIZE: 8.5"x11"	
DRAWN: MOLINA	REVISION: 0	
CHECKED BY: HOWARD	CREW CHIEF: N/A	
DATE: 12-03-2024	FIELD DATE: N/A	

EXHIBIT "A"



PARCEL AREA: 109,702 SQUARE FEET OR 2.504 ACRES

SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT	
SRP LDWR NUMBER:	SCALE: NTS
I.O. NUMBER: T3618252	SHEET: 3 OF 3
AGENT: GAUTHIER	SHEET SIZE: 8.5"x11"
DRAWN: MOLINA	REVISION: 0
CHECKED BY: HOWARD	CREW CHIEF: N/A
DATE: 12-03-2024	FIELD DATE: N/A

 SURVEY DIVISION
LAND DEPARTMENT

CARREL SUBSTATION
NW 1/4, SECTION 36
T.1 N., R.8 E
0.7 NORTH-47.2 EAST

EXHIBIT B

SUP-011-24 STIPULATIONS

1. All Federal (FCC), State and County regulations shall adhere to and all required approvals, plans, submittal documents, and permits 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, etc.;
2. Submit an R.F. Engineer's certification within thirty days of BOS approval, that the facilities comply with all Federal Aviation Administration (FAA), and that the radiation meets Federal Communication Commission (FCC) requirements. Should interference be determined to exist with the WAPA Communications equipment, building permits shall not be issued until the interference issues are resolved to the satisfaction of Pinal County Community Development;
3. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
4. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more land;
5. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
6. An Air Quality industrial permit may be required if there is an emergency generator installed with a capacity of 325HP or more and runs 72 hours or more;
7. Access road to the WCF shall be 24' wide per code requirements;
8. One ADA parking space for the facility must be provided on site;
9. With the exception of changes necessary to meet applicable stipulations, the layout, design and set up of the wireless communication facility shall be as shown and set forth on the applicant's site plan as submitted on 05-22-2024;
10. Any new change or new expansion of use shall require approval by the Board of Supervisors under the procedures pursuant to PCDSC 2.150.010 (O);
11. At such time as technology becomes antiquated, the wireless communication facility shall be removed from the subject property at owners expense;
12. The applicant shall keep the property free of trash, litter and debris;
13. Violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Department; and
14. Special use permit is tied to the parcel number 103-26-0440.