



MEETING DATE: NOVEMBER 18, 2020

TO: BOARD OF SUPERVISORS

CASE NO.: **PZ-PA-004-20 (WATER ELEMENT)**

CASE COORDINATOR: GILBERT OLGIN

Executive Summary:

This is a request to amend the Major Comprehensive Plan Text Amendment to Chapter 7: Environmental Stewardship, Water Element.

If This Request is Approved:

The amendment will allow the County to continue the implementation strategies and policies for future development in regards to water usage.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request.

LEGAL DESCRIPTION: County Wide

TAX PARCEL: All of unincorporated Pinal County.

LANDOWNER/APPLICANT: Pinal County

REQUESTED ACTION & PURPOSE: **PZ-PA-004-20 – Public Hearing & Action:** A County Initiated Major Comprehensive Plan Text Amendment to Chapter 7 Environmental Stewardship, of the 2019 Pinal County Comprehensive Plan. The proposed text amendment will modify the referenced Chapter by adding goals objectives and policies relating to water topics and concerns within Pinal County.

LOCATION: All of unincorporated Pinal County.

SIZE: County Wide

STAFF FINDINGS-

PUBLIC COMMENT:

To date no comments in writing have been received.

COMMUNITY DEVELOPMENT
Planning Division

PUBLIC PARTICIPATION:

P&Z Work Session:	7/16/2020
BOS Work Session:	8/12/2020
Web posting and 60 day review:	6/12/2020
Citizen Advisory Committee:	9/03/2020
P&Z Commission Meeting:	9/17/2020

OTHER REVIEW AGENCY COMMENTS:

As of the writing of this report no agency comment has been received.

PLAN AMENDMENT DISCUSSION:

The intent of this proposed amendment is removing language within the Water Element that is no longer relevant and replacing with verbiage that would better address issues and challenges that are forced upon the County with current development.

Staff notes that suggested changes for this amendment are proposed by Lonnie Frost, Water Resources Administrator for Pinal County. Mr. Frost has provided his expertise in updating the Water Element within Chapter 7 Environmental Stewardship, of the 2019 Pinal County Comprehensive Plan.

STAFF RECOMMENDATION:

After a detailed review of the request, Pinal County Comprehensive Plan and Pinal County Development Services Code, staff recommends approval of this request. However, in addition to staff recommendations, should the Citizen Advisory Committee find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Major Comprehensive Plan amendment is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Planning and Zoning Commission forward **PZ-PA-004-20**, to the Board of Supervisors with a favorable recommendation. If the Planning and Zoning Commission cannot find for all of the factors listed above, then staff recommends that the Citizen Advisory Committee forward this case to the Board of Supervisors with recommendation of denial.

CITIZENS ADVISORY COMMITTEE ACTION:

After a detailed discussion and decision, with no public input at the public hearing, the Citizen's Advisory Committee voted 10 to 0 to recommend approval of case PZ-PA-004-20 with no recommended changes. At the hearing, members of the CAC had questions in regards to the suggested changes to the Water Element, more specifically, the way in which water resources are tracked, permitted and controlled. Staff listed the questions asked by the CAC with answers below.

Responses to questions raised by the Citizen's Advisory Board at their meeting on September 3, 2020:

1. Is the San Pedro River considered a water source within an AMA?

- i. The San Pedro River is considered a water source. Its water supply is currently being adjudicated with sub-flows being withdrawn by close proximity wells being counted as

surface-water (not groundwater). It is anticipated that 100% of San Pedro River water will be allocated to existing users as part of the adjudication process.

- 2. Does the Pinal County have a list or a way to track water wells? Would this information be available to the Public?**
 - i. The Arizona Department of Water Resources (ADWR) permits and tracks water wells. Information on wells can be found on the ADWR web site at <https://new.azwater.gov/permitting-wells/well-record-search>.
- 3. Do all new wells for residential use trigger a County permit?**
 - i. No – see answer to question 2.
- 4. Is there one representative (voice) for all the AMA's within Pinal County?**
 - i. No. There are several water use categories within each AMA (e.g. agriculture, industrial, municipal, mining, etc.) and each has their own rules and requirements in accordance with the AMA where it is located.
- 5. The sentiments from the Board was to continue water conservation, with the mentioned goal to provide direction through an Ordinance.**
 - i. Agree. A water conservation ordinance is already being drafted.
- 6. Has the County identified any new water sources?**
 - i. No. This has been tasked to the Governor's Water Augmentation, Innovation and Conservation Council since there is a State wide need. Supervisor Steve Miller represents the County on this Council.
- 7. The Board/Commission has some concerns with removing the phrase in regards to Conservation. Further explain.**
 - i. The original version of 7.2.2.3 was deleted because it was too restrictive in that it only considered "rainwater harvesting." The new language talks about creating a new water conservation ordinance that can include many things including rainwater harvesting.
- 8. What system is utilized to keep track of water supplies within the County?**
 - i. ADWR tracks water supplies as part of the annual AMA reporting process.
- 9. What role does the State provide in regards to water supply, uses and allocation?**
 - i. ADWR's mission states that it is "the steward of Arizona's water future and ensures long-term, reliable water supplies to support the continued economic prosperity of the State." They are involved in Colorado River water supply issues, water rights adjudications, Native American water supplies, groundwater hydrology and management – particularly in the AMAs, water conservation mandates – particularly with interior water use appliances, and water related education. See <https://new.azwater.gov> for more information.

PLANNING AND ZONING COMMISSION ACTION:

After a detailed discussion and decision, with no public input at the public hearing, the Planning and Zoning Commission voted 10-0 to recommend approval of case PZ-PA-004-20 to the Board of Supervisors.

Date Prepared: 11/3/20 GO

PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 243360)

Regular Meeting
9:00 a.m.
Thursday, September 17, 2020
BOS Supervisors Chambers Historic Courthouse
135 N. Pinal St., Florence, Arizona

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TRANSCRIPTION PROVIDED BY

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ORIGINAL PREPARED FOR:
PINAL COUNTY, ARIZONA

1 DEL COTTO: No, I (inaudible) taken part in multiple
2 different veteran-related maybe organizations and/or by
3 hiring, and/or helping with the veteran-related projects it
4 sounded like to me.

5 POLLARD: Okay.

6 RIGGINS: Okay Commissioners, any more questions for
7 the applicant? None being, thank you very much. Among
8 ourselves, now, Commissioners, discussions, questions, motion?
9 Vice Chair Hartman.

10 HARTMAN: Chair Riggins and Commission Members, I
11 would like to make a motion on case PZ-PA-006-20, that we send
12 to the Board of Supervisors a favorable recommendation for
13 this Comprehensive Plan Amendment.

14 RIGGINS: We have a motion, do we have a second?

15 LIZARRAGA: Lizarraga second it.

16 RIGGINS: Commissioner Lizarraga seconds the motion.
17 All those in favor please signify by saying aye.

18 COLLECTIVE: Aye.

19 RIGGINS: Opposed?

20 PLY: Opposed.

21 RIGGINS: We have Commissioner Ply is opposed.

22 Okay, it passes. So you'll move onto the Board of

23 Supervisors. Okay, very good. We will be reverting back to

24 our original agenda schedule now, which is PZ-PA-004-20. I

25 have a question. Is there a water bottle or anything? Thank

1 you very much. Just getting a little parched.

2 HARTMAN: PZ-PA-004?

3 RIGGINS: PZ-PA-004-20.

4 HARTMAN: Got you, thank you. Water element.

5 RIGGINS: We've lost our planning coordinator here.

6 OLGIN: He had to - he said to continue. He said he
7 had to run for a second.

8 RIGGINS: Okay.

9 OLGIN: He'll be right back. Don't want to get into
10 details.

11 RIGGINS: I don't want to bring attention to certain
12 things, I'm sorry.

13 OLGIN: It's a well needed rest, let's say that.

14 RIGGINS: There we are. So please go ahead and
15 begin.

16 OLGIN: Okay, Chair, Vice Chair, Commission, good
17 afternoon, I'm Gilbert Olgin again. I'm going to be giving
18 you the PZ-PA-004-20 text amendment to Chapter 7. It's the
19 water element. So the proposal is to add goals, objectives
20 and policies relating to obsolete language, additional
21 verbiage to address water issues and challenges that are
22 forced upon the County by current development. So I know
23 you're all familiar with the Comprehensive Plan, more
24 specifically Chapter 7, Environmental Stewardship. Within
25 this chapter it gets into the details of our water element.

1 Keep in mind that when this was approved originally, I believe
2 it was 2009 and was currently readopted back I believe it was
3 last year, so today's amendment is needed to kind of bring a
4 current - or I should say current water element, kind of go
5 through it and make it a little more current than what it is
6 today. Some of the questions that we've been asked, which are
7 really good questions, are why isn't our water element more
8 detailed? One thing I would like to remind those that are
9 watching is that in the County, as you all know, we aren't the
10 providers of water like towns and cities are. Typically when
11 a development comes to us it's on that development. Because
12 we span so many areas within Pinal County as far north as
13 Apache Junction and as far south as Marana, that we put it
14 back on the developer to provide assurance of water and also
15 to have the requirements to provide that service to the
16 development. So I did have the opportunity to work with our
17 expert Mr. Frost, also known as Lonnie. He's here today to
18 kind of go into more detail as to the text amendment. I'll
19 leave it up to him. One thing I wanted to mention is that we
20 did supply some (inaudible) at the end, and we did supply some
21 of the questions that came up at the CAC meeting. We put them
22 in the packet and those were answers by Mr. Frost. Because
23 they were good questions, but some of them didn't really
24 pertain to what we're doing, as I had reminded them. This
25 isn't an ordinance, it's a policy document. It provides

1 direction. So this is why some of the verbiage within this
2 document isn't more pointed, if you will. So with that, I'd
3 like to -

4 RIGGINS: Before you do that, I would like to point
5 out to the Commission in hearing this presentation, that
6 indeed as Gilbert has indicated, the County is not really in
7 charge of the water elements that go in development in this
8 County, and indeed oftentimes cities or developers play a
9 large part in exactly how those resources will be brought to
10 bear as development goes forward. But it is very important to
11 state that an overarching framework of state law administered
12 through the Arizona Department of Water Resources has to be
13 adhered to in all conditions concerning any placement of water
14 resources into developmental municipal circumstances, and also
15 whether other circumstances besides just municipal. So with
16 that in mind, recognize truly the authority for the allocation
17 of water resources in this County is generally held by the
18 State. So with that said, go ahead.

19 OLGIN: Thank you. And for those at home, our
20 fearless leader has returned. Just thought I'd -

21 RIGGINS: Oh yeah, snuck in.

22 OLGIN: (Inaudible).

23 FROST: Mr. Chairman, Members of the Commission, I
24 appreciate the opportunity to come before you again. I know
25 we had a detailed paragraph by paragraph review of this - of

1 these proposed amendments in the July meeting and I wanted to
2 point out to you that on page 3 there was a Commission concern
3 that as we addressed the Native American water resources, that
4 the illustrated list that I provided there was made sure that
5 it was not indicated as being all inclusive, and so the words
6 "and others" were added in response to that concern by
7 Commission Members. That's the only change that has occurred
8 to this since you last reviewed it in July. Everything else
9 has remained the same. As noted by Gilbert, this did go
10 before the Citizens Advisory Board and it was a unanimous
11 approval, with several questions that they had, and those
12 questions have been provided in your packet and I've tried to
13 give answers to those questions. So I don't want to belabor
14 something that we went through paragraph by paragraph a couple
15 of months ago, unless you would like me to do that, and that's
16 at your discretion, of course, Mr. Chairman.

17 RIGGINS: I will personally, myself, I do not wish
18 to go through it paragraph by paragraph, however, the
19 Commission will need to weigh on that if they want a more
20 extensive review, if they have some certain specific reviews.
21 Anything that is the pleasure of the Commission. Vice Chair
22 Hartman.

23 HARTMAN: Thank you, Chair Riggins. I noticed that
24 in your comments you included Ak-Chin. That was my comment in
25 here earlier. Thank you, because they do provide Anthem with

1 I think 99 year water source.

2 FROST: Yes, yes (inaudible).

3 HARTMAN: All right, yeah, very good.

4 RIGGINS: Any other Commissioners, specific
5 questions concerning the proposed verbiage changes to our
6 water element policy?

7 POLLARD: This is Commissioner Pollard.

8 RIGGINS: Go ahead Commissioner Pollard.

9 POLLARD: We do have a new Commission Member on the
10 Board since that. How does she feel about hearing all the
11 verbiage, I guess I would ask.

12 PLY: I'm just sitting here reading all of this as
13 you're speaking right now.

14 RIGGINS: You need to get that turned on, get it
15 over here.

16 PLY: Sorry.

17 RIGGINS: There you are. Commissioner Ply, go
18 ahead.

19 PLY: Okay. I was just sitting here reading all of
20 these considerations, I'm about half-way through them. I'd
21 like to give it a bit more thought if I could.

22 RIGGINS: Okay.

23 PLY: I think water's obviously capital in our
24 lives, so thank you.

25 FROST: Mr. Chairman, if I could, if the new

1 Commissioner would like, if you'd like, you can call me at any
2 time I can answer any of those questions one-on-one if you'd
3 like. I'm always open to do that.

4 PLY: Before you leave, would you give me your phone
5 number?

6 FROST: You bet.

7 PLY: Okay, thank you sir.

8 RIGGINS: Okay. So we are in the phase of having a
9 policy change presented. We've already reviewed it. This is
10 a form that is being proposed as a final form and we are being
11 asked to vote on this today for its approval going forward or
12 not. So if there are any questions concerning specific
13 aspects of this, about the process, any general questions,
14 this is the time to ask them. Okay. Mr. Frost, anything else
15 that you would like to add to this at this time?

16 FROST: No sir, thank you very much.

17 RIGGINS: Okay. In that case, then, I'll turn it
18 back to the Commission for any discussions, questions, or
19 perhaps a motion. Vice Chair Hartman.

20 HARTMAN: All right, thank you Chair Riggins. I
21 would like to make a motion on PZ-PA-004-20. With these
22 changes I am recommending to the Board of Supervisors this
23 motion of acceptance.

24 RIGGINS: Okay, we have a motion, do we have a
25 second?

1 LIZARRAGA: Lizarraga, second it.

2 RIGGINS: Commissioner Lizarraga seconds the motion,
3 all those in favor please signify by saying aye.

4 COLLECTIVE: Aye.

5 RIGGINS: Any opposed? It passes unanimously.

6 Thank you very much. Our next case also brought by the County
7 for a policy amendment, case PZ-PA-005-20.

8 ABRAHAM: Commissioner Fliss, did you return? Guess
9 not, okay. So we're still with six members, Mr. Chair.

10 RIGGINS: Six members.

11 PLY: 005-2?

12 RIGGINS: Mm hm.

13 PLY: Okay.

14 RIGGINS: Okay. Please go right ahead.

15 EVANGELOPOULOS: Thank you. Mr. Chair, Planning and
16 Zoning Commission, good afternoon again. This is the next
17 case, the next Comprehensive Plan Amendment. It's the PZ-PA-
18 005-20 Riparian Corridors and Pinal County Birding Trail. The
19 proposal - you've seen some of these slides again, I'm going
20 to go through it again. The request is to amend three
21 chapters of the 2019 Pinal County Comprehensive Plan by adding
22 goals, objectives and policies relating to riparian areas,
23 wildlife corridors and the Pinal County Birding Trail. The
24 chapters are - the changes are in Chapter 3, Land Use; Chapter
25 6, Open Spaces and Places; and Chapter 7, Environmental

NOTICE OF PUBLIC HEARING by the Pinal County Board of Supervisors on the **18th** day of **November, 2020** at **9:30 a.m.** at the Pinal County Administrative Complex, in the Board of Supervisors Hearing Room, 135 N. Pinal Street, Florence, Arizona, to consider the following requests for major amendments to the 2019 Pinal County Comprehensive Plan.

PZ-PA-004-20-PUBLIC HEARING/ACTION: Pinal County, requesting approval of a **Major Comprehensive Plan Amendment** to the 2019 Pinal County Comprehensive Plan to amend the text of **Chapter 7: Environmental Stewardship, Water Resources** (pgs.269 through 290) The proposed amendment will modify the referenced Chapter by adding goals objectives and policies relating to water topics and concerns including water consumption estimates & water conservation within Pinal County.

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

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

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

AT LEAST 24 HOURS PRIOR TO THE PUBLIC HEARING, DOCUMENTS PERTAINING TO THESE REQUESTS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, PINAL COUNTY COMPLEX, BUILDING F, 31 N. PINAL STREET, FLORENCE, ARIZONA, MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 8:00AM AND 4:30PM.

DATED this **14th** day of **October, 2020**, Pinal County Community Development Dept.

By:  _____

Lester Chow, Interim Community Development Director

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

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

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

NO LATER THAN 5:00 PM ON November 6, 2020.

Contact for this matter: Gilbert Olgin: PZ-PA-004-20

E-mail Address: gilbert.olgin@pinal.gov

Phone: #(520) 866-6442 Fax: (520) 866-6530

Anything below this line is not for publication.]

PUBLISHED ONCE:



PROCEDURE AND APPLICATION FOR A PROPOSED NON-MAJOR COMPREHENSIVE PLAN AMENDMENT

- A. Attend a Concept Review (pre-application) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.
- C. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors. Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department.
- D. Public hearing, (approximately 4 to 8 weeks after Planning Commission hearing), before the Board of Supervisors.

PROCEDURE FOR A PROPOSED MAJOR COMPREHENSIVE PLAN AMENDMENT

- A. Attend a Concept Review (pre-application) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.
- C. Public meeting with the Citizens Advisory Committee.
- D. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors.
- E. Public hearing before the Board of Supervisors.

*Public hearing schedule will be made available in August.

FEE SCHEDULE FOR MAJOR AND NON-MAJOR AMENDMENTS

- A. Major Comprehensive Plan Amendment: \$5,091.00
- B. Non-major Comprehensive Plan Amendment:
 - a. 0-499 mailouts: \$4,478.00
 - b. 500 or more mailouts: \$4,824.00
 - c. With accompanying zone change: \$3,354.00

COMMUNITY DEVELOPMENT
Planning Division



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Comprehensive Plan Amendment unincorporated & Property Information:

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

1. The legal description of the property: _____

2. Parcel Number(s): Pinal County Wide Total Acreage: Pinal County Wide
3. Current Land Use Designation: Water Element Text Amendment
4. Requested Land Use Designation: Text Amendment to Chapter 7: Environmental Stewardship(Water Element)
5. Date of Concept Review: N/A Concept Review Number: N/A
6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): Changes to the Chapter 7:
Water Element are warranted by changes in residential development within Pinal County. In addition, the Board of Supervisors
has asked staff to review and determine if change was needed.

7. Discuss any recent changes in the area that would support your application. _____
Water resources and existing water supplies have been the focus of leadership due to increasing housing supply and demand.
Staff has continued to re-examine water resources and changes within the County that may affect current supplies.

8. Explain why the proposed amendment is needed and necessary at this time. _____
In an effort to keep pace with development, leadership recommend staff to review the Comprehensive Plan Water Element
and provide change in the from of recommendations, where appropriate.

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

COMMUNITY DEVELOPMENT
Planning Division

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- ☐ A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
- ☐ B. Location map which identifies the property and its relationship to Pinal County environs.
- ☐ C. Map showing the topography of the property.
- ☐ D. Site map which specifically identifies the property including parcels under separate ownership.
- ☐ E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- ☐ F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- ☐ G. Non-refundable filing fee as shown on the cover page.
- ☐ H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Pinal County	31 North Pinal Street	520-866-6452
Name of Landowner (Applicant)	Address	Phone Number

Signature of Landowner (Applicant)	E-Mail Address
------------------------------------	----------------

Steve Abraham	31 North Pinal Street	520-866-6452
Name of Agent	Address	Phone Number

Signature of Agent	E-Mail Address
--------------------	----------------

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

AGENCY AUTHORIZATION

(To be completed by landowners of subject property when landowners 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 Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of _____ acres located at
_____, and further identified
[Insert Address of Property]
as assessor parcel number _____ and legally described as follows:
[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]
Said property is hereinafter referred to as the "Property."
Owner hereby appoints _____
[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 approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

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

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of __, ____ by _____.
[Insert Name of Signor(s)]

My commission expires _____

Printed Name of Notary

Signature of Notary Public

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

[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: _____
[Insert Title]

Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____,
_____, by _____, _____ of
[Insert Signor's Name] *[Insert Title]*
_____, an _____
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Notary Public

My commission expires: _____

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me, the undersigned, personally appeared

[Insert Signor's Name] Who acknowledged himself/herself to be

_____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e., member, manager, etc.] *[Owner's Name]*

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My commission expires: _____

Printed Name of Notary

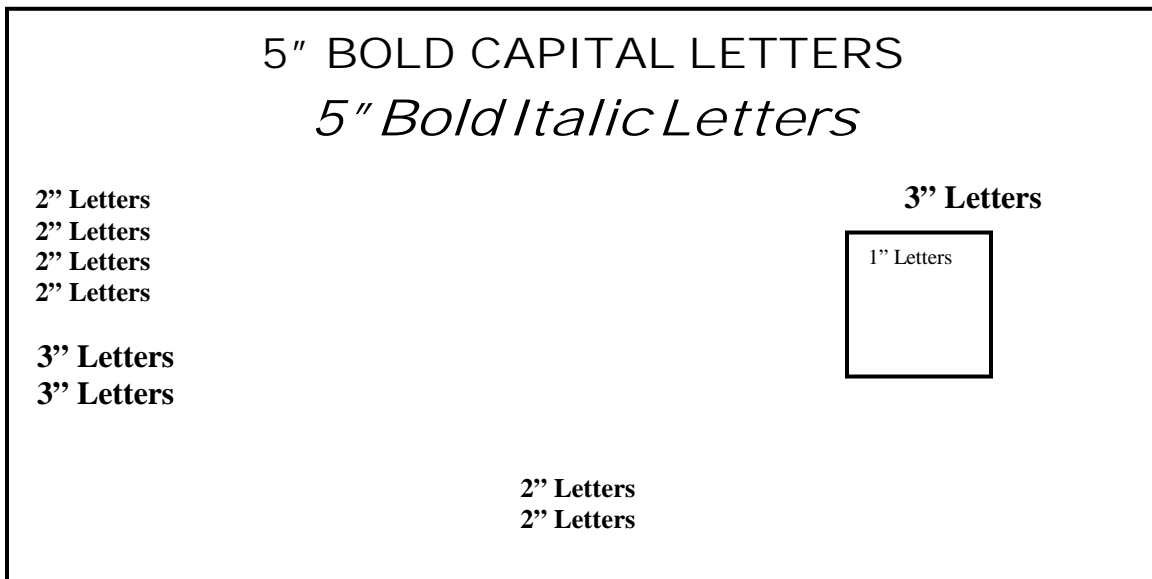
Signature of Notary

Pinal County Broadcast Notification Signs:

Comprehensive Plan Amendment Site Posting Requirements

1. Broadcast signs shall be installed and removed by the applicant
2. Broadcast signs shall be installed 21 days before the Planning Commission hearing (Non-Major Amendments) or 21 days before the first Citizen's Advisory Committee meeting (Major Amendments)
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County staff
8. Text on the sign shall meet the specifications shown on page 2 of this document
9. Broadcast sign specifications:
 - a. 4 Feet Tall by 8 Feet Wide
 - b. Top of the sign shall be 6 feet above the ground
 - c. Laminated plywood or MDO board
 - d. Attached to 2 – 4" by 4" wooden poles
 - e. All surfaces, including edges shall be painted **White**
 - f. **Black** letters shall be used and shall be sized per the specifications shown below
10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area

Letter Sizes: All Letters Upper and Lower Case Unless Specified



Comprehensive Plan Amendment Cases:

4 Feet Tall by 8 Feet Wide

<div>PINAL COUNTY</div> <div><i>Public Hearings</i></div>	
<div>Case Number:</div> <div>Existing Comprehensive Plan Designation:</div> <div>Proposed Comprehensive Plan Designation:</div> <div>Acreage:</div> <div>Applicant Name: Applicant</div> <div>Phone Number:</div>	<div>Public Hearing Information</div> <div><div>Hearing Info</div><div>Posted by Pinal County</div></div>
<div>Case Information Available at Pinal County Planning and Development Services (520) 866-6442</div>	

AFFIDAVIT OF POSTING OF BROADCAST SIGN

I, _____, Applicant for case _____ (Case number), personally caused _____ sign(s) to be posted in a visible place on or near the proposed project site on _____ (Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed _____ (Type of application), in unincorporated Pinal County

The notice was posted as indicated on the attached map and photograph.

Applicant

STATE OF ARIZONA)

) ss:

COUNTY OF PINAL)

Subscribed and sworn to me by _____ this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____

Water Resources

Introduction

The Water Resources element of the Comprehensive Plan includes an inventory of water supplies in Pinal County, which includes surface water, groundwater, CAP water, ~~reusable effluent~~ reclaimed water and precipitation. Since the previous Comprehensive Plan, there have been no new added water supplies with the exception of some increased reclaimed ~~waste~~water supplies.

This section includes estimates of potential future water demand associated with existing and projected development. Issues relevant to water use and available supplies for future growth in the County are also included as are sections describing practices for managing future water supplies with goals and policies relevant to water resources.

Pinal County encompasses six groundwater basins. Three of the major basins are designated as Active Management Areas (AMAs). The AMAs have specific groundwater management objectives that are administered by the Arizona Department of Water Resources (ADWR). Distinguishing between AMAs and the non-AMA basins is important in that there are different regulatory schemes that affect the management of water resources, most specifically groundwater. Between the three AMAs, the regulatory framework of the Phoenix and Tucson AMAs are virtually identical, while the regulatory framework of the Pinal AMA is unique among the three. The Phoenix and Tucson AMAs, have water management goals of Safe Yield. Safe Yield means that groundwater withdrawals are not to exceed the amount of water that is naturally and artificially recharged by the year 2025. In the Pinal AMA, the management goal is “to allow development of non-irrigation uses and to preserve existing agricultural economies in the AMA for as long as feasible, consistent with the necessity to preserve future water supplies for non-irrigation uses”.

In 2015-2018, approximately 80% of non-tribal water use in the Pinal AMA was by agriculture and 5% was municipal-industrial use. In that same year, the AMA’s water supply portfolio was made up of 45% CAP water, 8% surface water, less than 1% of reclaimed waste water, and 47% groundwater. The opportunity for agriculture to use CAP water is diminishing and will go away in 2030. The Arizona Water Company (serves water to all or portions of Apache Junction, Superior, Casa Grande, and Coolidge) and the towns of Eloy and Florence hold CAP water contracts totaling 21,118 acre-feet/year (enough to supply 125,000 people at a combined use of 150 gallons per person per day).

Residential development within all AMAs are required to demonstrate to ADWR an adequate, assured, and physically available 100-year supply of water for residents. Commercial developments are not required to demonstrate an assured water supply unless they fall within the state’s definition of a “subdivision.” In the Pinal AMA, groundwater supplies to a depth of 1,100 feet below ground surface may be used to prove a 100-year supply.

The Pinal AMA includes the largest overall special area in the County and includes the communities of Casa Grande, Coolidge, Florence, Eloy, and Maricopa, all of the Ak-Chin Indian Community, and parts of the Gila River Indian Community and Tohono O’odham Nation. The portion of the County that is included within the Phoenix AMA includes Apache Junction, Superior, and Queen Creek, and part of the Gila River Indian Community. The south-central part of the County is included in the Tucson AMA, while the eastern portion of the county includes three groundwater basins that are not part of an AMA. These basins are the Connelly Wash Basin, parts of Lower San Pedro Basin (including the communities of Kearny and Mammoth), as well as parts of the Dripping Spring Wash Basin.

Purpose The Growing Smarter Plus Act requires that Pinal County include a water resources section in its Comprehensive Plan. The Water Resources element ~~inventories, describes~~ currently available water supplies and ~~an analysis of how future growth will be adequately served with these water supplies. Where growth projections appear to exceed current water supplies, the element attempts to address how~~ illustrate the need for additional future water supplies could be obtained to meet the projected growth, and techniques that may extend the use of existing water supplies.

Water providers are primarily responsible for meeting regulatory requirements associated with municipal and private water company systems and therefore typically plan, manage, and develop their water resources to serve their customers/constituents. Independent industrial water users, and agricultural users and irrigation districts are primarily responsible for meeting their respective regulatory requirements. Almost all of these requirements are imposed by State Law and most are enforced by the ADWR.

The County does not hold an “ownership interest” or “right” to water resources or provide water supply delivery services. State statutes identify ADWR as the primary agency responsible for the management of Arizona’s water resources. The primary role of the County is one of supporting or affirming policy, encouraging wise water use, providing education regarding the County’s water supplies, and serving as an advocate to protect the County’s water interests in the region.

~~Recently, however, new statutes do provide an opportunity for the County to impose limited restrictions on the development of new subdivisions located in the three basins located outside of the three AMAs. These new statutes, and the County’s new ability, can provide a level of protection for new home buyers in these locations by requiring that the development of these areas demonstrate that there are adequate water supplies available to these proposed subdivisions.~~

~~Pinal County is currently in the midst of its “second generation” water supply issue that was initiated with the conception of the CAP in the 1940s. It took nearly 50 years for the CAP to mature and deliver water to central Arizona, including Pinal County. However,~~ The demographics and economics of Arizona and Pinal County have evolved and are continuing to do so at a phenomenal rate. While desiring a link to its agricultural heritage, Pinal County is on the brink of

being the central element of the Sun Corridor Megapolitan. ~~The County is witnessing the birth of its “third generation” water supply issues.~~

The water resources challenges facing Pinal County are linked to the rest of Arizona. The Governor’s Water Augmentation, Innovation and Conservation Council is studying ways to augment and better use existing water supplies in the State. There are no local fixes – Pinal County has reached the point where future planning is going to require importation of water and greater efforts to ensure wise water use. The current supplies located in local aquifers still are not reliably quantified, however, it is obvious that the groundwater supplies cannot continue to be indefinitely mined. While there are tremendous amounts of groundwater located at significant depths in portions of the County, much of the deeper water is poor quality and not economically or environmentally feasible to be used.

The Ak-Chin Indian Community, the Gila River Indian Community, and the Tohono O’odham Nation have diverse water portfolios to support their agricultural and municipal plans. Native American Tribes may lease their Central Arizona Project (Colorado River) water. To date, Native American Tribes have participated in leasing unused water to entities outside of their Community (e.g. Central Arizona Groundwater Replenishment District, City of Chandler, Apache Junction Water Utilities District, and others).

Relationship to Pinal County’s Vision the Vision assumes that Pinal County will grow and water is the basic element that will allow this to occur. The question on most people’s minds is twofold: is there enough water to satisfy the long-term needs of the current population and; is there enough water to allow for continued growth? The answer to the first part of the question is yes. There is adequate water to serve the current population. The answer to the second part is more complicated. Depending on the amount of growth, at some point new resources will be needed that are not currently available in the County. This means new sources will need to be sought and the infrastructure to move the water to the area will need to be developed. This will be costly. If prospective developers choose to make the financial commitment to bring water to the area to serve their projects, the infrastructure will be developed and the people and water will come. If the costs to bring these new sources are greater than the market will bear, growth will not occur.

The population projections for Pinal County indicate that a population at buildout could reach 6 million people. This represents between 840,000 to 1,700,000 annual acre-feet of new water demand. For comparison, the CAP Canal has a capacity of approximately 1,500,000 acre-feet per year. In other words, a project the scope of the CAP will be needed just to satisfy the growth demands in Pinal County, not to mention additional growth that will occur throughout the Sun Corridor Megapolitan. Arizona as a whole must find new sources of water to be able to continue to grow. The key to Pinal County’s future is to be certain that it has a significant voice in the development of Arizona’s next new water supplies.

There are a number of different estimates as to how much water is available to Pinal County, but there is not one definitive reference to obtain a quantification of that water. ~~Studies currently are focused on specific subdivisions or water provider service areas, however, the ADWR is~~

refining its groundwater model that will impact the parts of the County within the three AMAs. In October 2019, ADWR released its Pinal AMA groundwater simulation model and associated 100-year assured water supply projections. This model takes into account current demands, applications from residential developments that have submitted information to ADWR for the process of proving assured water supplies, and agricultural demands. Model results show a cumulative shortage of about 8 million acre-feet between now and 2115.

Water supply estimates are further complicated by the introduction of the Central Arizona Groundwater Replenishment District (CAGRD) whose role is to replace the amount of groundwater pumped by member entities from the Phoenix, Pinal, and Tucson AMAs, thereby extending the supply of groundwater. And lastly, the role of reclaimed water for direct use on landscaping and for underground storage and recovery is just emerging as a major water resources management component in Pinal County.

Goals, Objectives and Policies

In order to make it easier for property owners to use the Goals, Objectives and Policies in the Plan and then incorporate them into their development proposals or amendments, the Policies have been placed into two separate categories. The two categories are:

- Public Responsibilities
- Private and Public Shared Responsibilities

Private development applicants should be aware of Public and Private Shared Responsibilities throughout the development process and should focus their Comprehensive Plan applications as specified in the implementation section of the Comprehensive Plan, or other relevant documents that set criteria for other applications.

Public Responsibilities are primarily incumbent on the County to implement through its policy development and planning.

Private and Public Shared Responsibilities, all entities, private and public, share the responsibilities of implementing these Policies.

7.2 Goal: To protect the long-term water supply for Pinal County

7.2.1 Objective: Protect future homebuyers in new subdivisions located in areas located outside an AMA.

Under state law, new subdivisions in areas outside of AMAs must either prove that an adequate water supply exists to satisfy the needs of the development for 100 years, or simply publish that there is no demonstration that an adequate supply of water exists. While this may be adequate notice for a first time home buyer, there are concerns as to whether a subsequent buyer of the property will have appropriate notice of a lack of an adequate water supply.

Policy:

7.2.1.1 As provided under specific provisions of Title 11 of the Arizona Revised Statutes (A.R.S. § 11-806.01.F), the Pinal County Board of Supervisors shall, by the end of ~~2012~~ 2020, consider adoption of a provision (requiring a unanimous vote), that requires a new subdivision, located outside an AMA, to have an adequate water supply as defined by A.R.S. § 45-108.I in order for the subdivision final plat to be approved by the County. This policy was endorsed by the 2009 Water Element Citizen Task Force.

7.2.2 Objective: Encourage the maximum conservation of water resources currently available within Pinal County.

The County can encourage the conservation and efficient use of water supplies. In addition, the County government can play a significant role in encouraging the reuse and underground storage of reclaimed wastewater.

Policies:

7.2.2.1 Consider ~~researching and applying for the development of a~~ federal, state, or municipal grants ~~mechanism~~ to support quality water conservation programs to be implemented within the County.

7.2.2.2 Consider requiring as a condition of its approval for new wastewater treatment facilities located within Pinal County that the applicant also be required to demonstrate and implement a program for the direct reuse ~~by turf~~ for landscaping, industry, and agriculture and/or underground storage (either direct or indirect recharge) of reclaimed water within Pinal County. In the event of extraordinary climatological conditions, some relief from these measures may be considered on a temporary basis.

7.2.2.3 ~~Encourage single family residences, multi-family residences, commercial and industrial development to utilize rainwater harvesting techniques.~~ Consider creation and adoption of a water conservation ordinance for new residential and non-residential development.

Objective: Provide a focused venue for the development of unified water resources policy and development for the interests located within Pinal County.

Pinal County encompasses six different groundwater basins having some unique water supply issues, however, in order to preserve the future of Pinal County and realize the Vision contained within this plan, a unified voice needs to be developed for participation in discussions regarding future water development projects and legislation that may affect available water resources for Pinal County at the local, state, and federal level.

Policy:

7.2.3.1 Consider ~~the adoption of a resolution stating that there should be a~~ continued support of County-wide organizations with a goal to provide advocacy for Pinal County's water resources interests. Further, the County should be a strong contributor to all discussions concerning those water resources.

7.2.4 Objective: Explore and encourage legislative change to ~~allow the provision of dedicated resources for evaluation and monitoring of groundwater conditions~~ provide opportunities for innovative and wise water management within Pinal County.

~~There have been many studies performed over portions of Pinal County to provide only a partial understanding of the hydrology within all six basins contained within Pinal County. Having a good baseline to work from enhances the opportunities for efficient and effective management of the groundwater supplies—as well as effective planning for drought—within these areas. The ADWR depends upon agency funding at the state level for its operations, and is frequently understaffed and underfunded to meet its obligations. Therefore, an increase in dedicated funding to secure additional dedicated staffing resources at ADWR for the purpose of undertaking a county-wide effort to analyze the available groundwater supplies is an alternative which should be explored.~~

Policy:

~~7.2.4.1 The County shall consider adopting a resolution to be transmitted to the Office of the Governor and both houses of the State Legislature to provide ADWR with funds to hire at least one hydrologist dedicated to providing analyses~~ continued support of the Pinal County Water Augmentation Authority and Stakeholder Groups specifically focusing focused on the groundwater basins located solving water issues within Pinal County.

7.2.5 Objective: In order for the County to have information about water supplies needed to satisfy future development, the County shall consider requiring zoning applicants to provide information about water demand and potential supplies for their projects. Implementing the following policies will give the Planning and Zoning Commission and the Board of Supervisor better information to use in their decision making, and will allow the county to develop a groundwater database. The following three policies were based on the recommendations of the Water Element Citizen Task Force

Policy:

7.2.5.1 Consider requiring that, with the filing of the zoning application, the applicant shall:

- *Identify the water service provider*
- *Identify the irrigation district the proposed development is in (if applicable)*
- *Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate*
- *Provide information about water supply and source, including renewable and non-groundwater supplies*

Policy:

7.2.5.2 If the water supply is groundwater, consider requiring that the zoning applicant provide the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:

- *Depth to bedrock*
- *Depth to groundwater*

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- *Known fissures or land subsidence in the area*
- *Known wells in the area, available information on status, water levels, etc*
- *Summary of data-gathering efforts and sources of information*

Policy:

7.2.5.3 Consider adding the following language to zoning cases if the County requires zoning applicants to provide water information at time zoning: Approval of this zoning case is not an approval of water adequacy or water quality. This zoning is being granted in general support of the Comprehensive Plan's goals and objectives, but the applicant's ability to develop this property rest upon a demonstration to ADWR that there is sufficient water to serve the proposed development at the time of final platting.