



MEETING DATE: OCTOBER 28, 2020

TO: BOARD OF SUPERVISORS

CASE NO.: **PZ-PA-012-19, PZ-009-19, & PZ-PD-009-19, (QUARTERS AT QUEEN CREEK)**

CASE COORDINATOR: Evan Evangelopoulos

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***Executive Summary:***

**Comprehensive Plan Amendment**

The Quarters at Queen Creek Non-Major Comprehensive Plan amendment application for the San Tan Valley Special Area Plan, intends to re-designate 74± acres from Rural Living land use designation (0-1 du/ac) to Suburban Neighborhood (1-4 du/ac). The Non-Major Comprehensive Plan amendment represents 'Parcel A' of the Quarters at Queen Creek Development (total of 88± acres) and allows for residential uses at 2.9± du/ac. The site is located immediately south of Queen Creek Wash and west of North Gantzel Road, in the San Tan Valley Area.

**Rezone and PAD**

The Quarters at Queen Creek rezoning and Planned Area Development (PAD) applications intend to re-designate 74± acres from SR Suburban Ranch to R-7/PAD and 14± acres from CR-2 Single Residence Zone to R-7/PAD. The applications represent 'Parcel A' and 'Parcel B' of the Quarters at Queen Creek Development Plan (total of 88± acres, 254 single-family lots) and allow for 216 single-family lots at 2.9± du/ac for 'Parcel A' and 38 single-family lots at 2.7± du/ac for 'Parcel B.' The subject area is located immediately south of Queen Creek Wash and 1,300 feet west of North Gantzel Road, in the San Tan Valley Area.

**If This Request is Approved:**

The applicant will apply for a subdivision plan review under the new development and design standards.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff offers no recommendation for the approval of the request for The Quarters at Queen Creek Non-Major Comprehensive Plan amendment. The development is against the San Tan Valley Area Plan and increases the density of the last few similar areas within San Tan Valley. If the Board feels there is sufficient evidence to recommend approval of the Comprehensive Plan Amendment, then Staff recommends approval of the zone change and PAD.

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**LEGAL DESCRIPTION:** A portion of Section 30, Township 02 South, Range 08 East, G&SRB&M (legal on file), tax parcels 104-53-005A, 104-53-005B, 104-53-006C, & portions of 104-53-009D, located immediately south of Queen Creek Wash and 1,300 feet west of North Gantzel Road in the San Tan Valley Area.

**TAX PARCELS:** 104-53-005A, 104-53-005B, 104-53-006C, & portions of 104-53-009D

**LANDOWNER:** Gantzel Partners, LLC

**AGENT:** Sean M. Hamill, United Engineering Group

**REQUESTED ACTIONS & PURPOSE:**

**PZ-PA-012-19 – PUBLIC HEARING/ACTION:** Gantzel Partners, LLC, owner/developer and Sean Hamill, agent/applicant, requesting a Non-Major Comprehensive Plan amendment for the San Tan Valley Special Area Plan to re-designate 74± acres from **Rural Living** to **Suburban Neighborhood** land use designation, referred to as Quarters at Queen Creek, situated in Section 30, Township 02 South, Range 08 East, G&SRB&M (legal on file), tax parcels 104-53-005A, 104-53-005B, 104-53-006C, & portions of 104-53-009D, located immediately south of Queen Creek Wash and west of North Gantzel Road in the San Tan Valley Area.

**PZ-009-19 – PUBLIC HEARING/ACTION:** Gantzel Partners, LLC, owner/developer and Sean Hamill, agent/applicant requesting approval of the **rezoning** of 88± acres from **SR (Suburban Ranch-74 acres [PZ-403-73])** and **CR-2 (Single Residence Zone-14 acres [PZ-012-06])** to **R-7 (Single Residence Zoning)**, to allow for residential uses along with 254 units of detached single family residential; situated in Section 30, Township 02 South, Range 08 East, G&SRB&M (legal on file), tax parcels 104-53-005A, 104-53-005B, 104-53-006C, & parts of 104-53-009D, located immediately south of Queen Creek Wash and west of North Gantzel Road in the San Tan Valley Area.

**PZ-PD-009-19 – PUBLIC HEARING/ACTION:** Gantzel Partners, LLC, owner/developer and Sean Hamill, agent/applicant requesting approval of the **Quarters at Queen Creek Planned Area Development (PAD) Overlay Zoning District** of 88± acres to allow for residential uses along with 254 units of detached single family residential; situated in Section 30, Township 02 South, Range 08 East, G&SRB&M (legal on file), tax parcels 104-53-005A, 104-53-005B, 104-53-006C, & parts of 104-53-009D, located immediately south of Queen Creek Wash and west of North Gantzel Road in the San Tan Valley Area.

**LOCATION:** The subject site is located immediately south of Queen Creek Wash and 1,300 feet west of North Gantzel Road in the San Tan Valley Area.

**DEVELOPMENT SIZE:** 88± ac (PARCEL A: 74± ac, PARCEL B: 14± ac):

**SAN TAN VALLEY AREA PLAN DESIGNATIONS:**

PARCEL A:

Existing: Rural Living land use designation (0-1 du/ac)

Proposed: Suburban Neighborhood (1-4 du/ac)

PARCEL B:

Existing: Suburban Neighborhood (1-4 du/ac)

Proposed: Suburban Neighborhood (1-4 du/ac)

**TOWN OF QUEEN CREEK GENERAL PLAN:**

The Quarters at Queen Creek development borders the Town of Creek to the west and south. It is in its entirety within the Town of Queen Creek Planning Area boundary, with Queen Creek General Plan designated Land Use as 'Neighborhood,' which prescribes single family, patio homes, multifamily, or other forms of residential uses up to 20 dwelling units per acre, under certain circumstances. This designation requires adequate transitions and/or buffering abutting Rural or Urban areas and in densities above 8 dwelling units per acre, direct access to collector or arterial streets.

**EXISTING ZONING AND USE:** The subject site is zoned Suburban Ranch (SR) and Single Residence Zone (CR-2). Current use is agriculture for the north parcel and vacant for the south parcel.

**SURROUNDING ZONING AND LAND USE:**

North: CR-1 Single Residence Zone, residential.

South: SR, Suburban Ranch, single-family residential; Town of Queen Creek: General Commercial, vacant.

East: SR, Suburban Ranch, single-family residential; C-2 Community Commercial Zoning District, commercial; C-3 General Commercial Zoning District, commercial.

West: Town of Queen Creek: R1-18, Suburban Residential, 2.4du/ac; vacant/agriculture.

**PUBLIC PARTICIPATION:**

Neighborhood Meeting: August 16, 2019

Agency mail out: August 19, 2020

Newspaper Advertising: August 27, 2020

Site posting, Applicant: August 12, 2020

**FINDINGS/SITE DATA:**

**FLOOD ZONE:** The subject site is adjacent to Queen Creek Wash to the north and the north portion of the property is in Flood Zone "A". The rest of the property is in an area of minimal flood hazard, Flood Zone "X". Queen Creek Wash flows westerly along the north property line of the site. Drainage on the property is generally northwesterly towards Queen Creek Wash. According to the Drainage Report provided by the applicant, the offsite flows will be drained into Queen Creek at breaks in the existing berm. The berm openings are located where water surfaces in Queen Creek Wash will not result in flooding on this property or adjacent parcels. Existing conditions flow patterns will be maintained for developed conditions and the site will provide 100-year, 2-hour retention. The Queen Creek Floodplain will be revised by a future Letter of Map Revision (LOMR) application and the LOMR revision will remove the property proposed for development from the floodplain.

**ACCESS:** The site will be accessed from Gantzel Road at the intersection of Pecan Creek Drive and Gantzel Road. The intersection has a traffic signal. West of Gantzel Road, Pecan Creek Drive will curve northwards through Parcel B of the Quarters at Queen Creek Development Plan and continue as Red Fern Road along the south part of Parcel until the road enters Parcel A.

**HISTORY:** The subject site is currently owned by Gantzel Partners, LLC. Parcel A is used as agriculture, and the zoning is SR-Suburban Ranch. Parcel B is vacant and is zoned CR-2, single residence zone. The subject parcels were part of a larger rezoning, under Case #PZ-403-73, which was approved by the Pinal County Board of Supervisors on December 17, 1973 and rezoned part of Section 30 and both Parcels A and B of the Quarters at Queen Creek Development, from GR to SR. Several years later, Planning Case #PZ-012-06 rezoned Parcel B from SR to CR-2.

**ANALYSIS:** The Quarters at Queen Creek rezoning and Planned Area Development (PAD) applications intend to re-designate 88± acres from SR (Suburban Ranch-74 acres) and CR-2 (Single Residence Zone-14 acres) to R-7/PAD. The respective applications represent 'Parcel A' and 'Parcel B' of the Quarters at Queen Creek Development Plan (total of 88± acres, 254 single-family lots) and allow for 216 residential lots at 2.9± du/ac and 38 residential lots at 2.7± du/ac respectively.

**PLANNING COMMISSION ACTION/RECOMMENDATION (PZ-PA-012-19, PZ-009-19, & PZ-PD-009-19):** At the hearing, after discussion of staff with the Commission, together with evidence presented & public testimony, the Commission voted 5-3 to recommend denial of cases PZ-PA-012-20, PZ-009-19, and PZ-PD-009-19, based upon the record as presented.

**STAFF RECOMMENDATION (PZ-PA-012-19):** After a review of the request, the Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff offers no recommendation on the request for The Quarters at Queen Creek Non-Major Comprehensive Plan amendment. The development goes against the San Tan Valley Area Plan and increases the density of the last few similar areas within San Tan Valley.

**STAFF RECOMMENDATION (PZ-009-19):** Should the Board find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Non-Major Comprehensive Plan amendment request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County, and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Board approve **PZ-009-19** with 1 stipulation:

**PZ-009-19 Stipulation:**

1. Approval of this zone change (PZ-009-19) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

**STAFF RECOMMENDATION (PZ-PD-009-19):**

Should the Board, after approval of **PZ-PA-012-19**, find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezoning 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 Board approve **PZ-PD-009-19** with 7 stipulations:

**PZ-PD-009-19 Stipulations:**

1. The stipulations enumerated herein pertain to the amendment area described in case PZ-PA-009-19.
2. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Tentative Plat submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat going before the Planning and Zoning Commission;
3. Per Section 702.6 of the Pinal County Subdivision Regulations there shall be a minimum of two permanent access points to the subject property. Approval of adequate access or approval of a Waiver Request shall be approved by the County Engineer prior to the Tentative Plat going before the Planning and Zoning Commission;
4. A drainage report will be required to be submitted to the County Engineer at the time of Tentative Plat submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the first Final Plat approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
5. Prior to the tentative plat being scheduled for the Planning & Zoning Commission the existing Pecan Creek Drive (portion west of Gantzel Rd) shall be dedicated as public right-of-way;
6. All right-of-way dedication shall be free and unencumbered;
7. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
8. Lighting Zone 1 shall apply to this development.

Date Prepared: 9/28/2020 EE

Revised: 9/28/2020

1 009-19, and PZ-PD-009-19. The cases will be discussed  
2 together, but will require separate votes at the end of the  
3 case. So Evan, if you would please walk us through it.

4 EVANGELOPOULOS: Absolutely. Mr. Chair, Planning  
5 and Zoning Commission, this is the second case. It's the  
6 Quarters at Queen Creek as it's well known. It's case number  
7 PZ-PA-012-19, PZ-009-19, PZ-PD-009-19. And it's by Gantzel  
8 Partners, LLC who's the owner and developer, and Sean Hamill,  
9 the agent of the applicant. First requesting a Non-Major  
10 Comprehensive Plan amendment for the San Tan Valley Special  
11 Area Plan to re-designate 74 acres from Rural Living to  
12 Suburban Neighborhood. Second is a request for an approval of  
13 the rezoning of 88 acres from SR and CR-2 to R-7, Single  
14 Residence Zone to allow for residential use along with 254  
15 units of detached single family residential. The third part  
16 of this case is again by the same owner and applicant, is for  
17 approval of the Quarters at Queen Creek Planned Area  
18 Development Overlay Zoning District of these 88 acres to allow  
19 for residential uses, along with 254 units of detached single  
20 family residential. Now as you notice, there's a difference  
21 between the amendment, the Comprehensive Plan Amendment, the  
22 acres, those are 74 acres, while the other two parts of the  
23 case are 88 acres, and I will explain. The location of the  
24 project is about 1300 feet west of North Gantzel Road in the  
25 San Tan Valley area, immediately south of the Queen Creek

1 Wash. Landowner, as we mentioned, is Gantzel Partners and  
2 Sean Hamill is the agent, and we're not getting it up there.  
3 Let's see what's going on. Something is wrong here. There it  
4 is. There you go, you got it. Okay, so we read this. This  
5 is the agent, the landowner. This is the location is right  
6 next to the City of Queen Creek, it's actually on the border  
7 of Pinal County with Maricopa County. And there is the exact  
8 location of the land. As you see, it's adjacent to the City  
9 of Queen Creek and it's currently private land. These are the  
10 two cases. This shows the project more explicitly. It's  
11 comprised of those two parcels, the large one is what's called  
12 Parcel A, and the smaller one to the right is the Parcel B.  
13 An aerial view of the site. This is the first part of the  
14 case, which is the Comprehensive Plan Amendment of the San Tan  
15 Valley Special Area Plan. Parcel A right now is under Rural  
16 Living, and Parcel B is under Suburban Neighborhood. The  
17 request is to change the requirements - to change the  
18 Comprehensive Plan to Suburban Neighborhood for both parcels.  
19 The existing zoning is SR for Parcel A, and CR-2 for Parcel B.  
20 And the proposed zoning is R-7/PAD for both parcels. This is  
21 a conceptual site plan of the project. This is the  
22 development plan the way it was submitted by the applicant.  
23 This is the parcel data and overview of both parcels. There's  
24 216 lots on the big parcel, and 38 lots on the smaller parcel.  
25 These are the amended development standards. The R-7

1 requirement, and the R-7/PAD. Now this is the condition of  
2 the site at this moment. This is looking north on the Parcel  
3 A, on the big parcel. It's currently agricultural land and  
4 the canal that you see up front is currently in use, actually.  
5 There was water when I went there. This is looking south from  
6 the big parcel towards the larger units, larger lots to the  
7 south. Looking east on the big parcel there's also larger  
8 lots. And this is the actual site which is currently  
9 agricultural in use. So the first day I went the canal was  
10 dry, the second day it was flowing with water. This is  
11 looking west. There's a big row of tamarisks. Now Parcel B.  
12 Parcel B is not under cultivation right now. It's not - it's  
13 just simply vacant with weeds. This is looking north. This  
14 is looking south towards Combs Road. Looking east towards  
15 Gantzel. This is all the commercial development on Gantzel.  
16 This is looking west from the commercial development on  
17 Gantzel. This is Pecan Creek Road, this will continue into  
18 the site. This is the existing [stub]. So items for  
19 Commission consideration: If the Non-Major Comprehensive Plan  
20 is approved, the subject property will be located in the  
21 Suburban Neighborhood land use designation of the San Tan  
22 Valley Plan. To date no letters in opposition have been  
23 received. The property has legal access, but no secondary  
24 access. The property is within the Queen Creek Planning  
25 Area, which allows up to 20 development units per acre under

1 certain conditions. The development is within the Pinal  
2 County Comprehensive Plan designated density, but it's against  
3 the San Tan Valley Area Plan and it increases the density of  
4 the last few similar areas within San Tan Valley. Now staff  
5 has no recommendation for the amendment. If the Commission  
6 approves the case, recommends the case, then there will be  
7 zero stipulations for the amendment, one stipulation for the  
8 rezoning, and 8 stipulations for the PAD. If the Commission  
9 forwards the case. So these are - this is the presentation on  
10 this project.

11 RIGGINS: Okay. That take care of us?

12 EVANGELOPOULOS: Yes.

13 RIGGINS: All right. Commissioners, any questions  
14 concerning staff presentation? Vice Chair?

15 POLLARD: I have one.

16 ??: Commissioner, is that only for the (inaudible).

17 RIGGINS: There will be an opportunity for you to  
18 come up.

19 ??: Okay.

20 RIGGINS: Okay? In this process, there will be a  
21 public participation process at all times, and the public is -  
22 please understand that that is the only time. We don't  
23 receive discussion from the floor.

24 ??: No, I understand. I wasn't sure, thank you.

25 RIGGINS: Okay. All right, thank you very much.

1 We'll definitely call you up, though. Okay. Vice Chair  
2 Hartman.

3 HARTMAN: Thank you Chair Riggins. Evan, I saw in  
4 here some place where the requirements of the City of Queen  
5 Creek did not match what we're wanting to do, explain that a  
6 little bit.

7 EVANGELOPOULOS: Could you please help me understand  
8 your question. The requirements of Queen Creek, you're  
9 saying, do not match our - I'm not sure I understand.

10 ??: I believe Commissioner's referring to the San  
11 Tan Area Plan.

12 EVANGELOPOULOS: To the San Tan valley plan?

13 ??: Is that correct, Commissioner, I don't mean to  
14 put words in your mouth, but there seems to be a discrepancy  
15 between our plan and that plan.

16 RIGGINS: I do believe if I'm - I might be able to  
17 shed light on that. I noticed during the presentation that  
18 the Queen Creek General Planning Area, which of course this is  
19 outside of Queen Creek.

20 EVANGELOPOULOS: It's right outside.

21 RIGGINS: But it is outside Queen Creek, so it is in  
22 their planning area, but this is a Pinal County case.

23 EVANGELOPOULOS: Absolutely.

24 RIGGINS: Allowed up to, under certain  
25 circumstances, 20 dwelling units per acre. It's not a



1 particularly germane concept to this case, but that be it.

2 Was that the question you were -

3 HARTMAN: Basically that's the question, and I just  
4 wondered if Queen Creek had any comment about this zoning  
5 request.

6 EVANGELOPOULOS: The did not have any comments. We  
7 contacted them, we received no response back.

8 HARTMAN: Okay, thank you.

9 RIGGINS: Okay. Two questions on my part. You also  
10 made a comment that the San Tan Valley Area Plan, this does  
11 not conform to it.

12 EVANGELOPOULOS: No, it does not conform to it and  
13 actually Parcel A does not conform to it. Parcel B does  
14 conform to it. So I will show you here, this is the San Tan  
15 Valley Special Area Plan right now.

16 RIGGINS: Okay.

17 EVANGELOPOULOS: So it's Rural Living for Parcel A  
18 and Suburban Neighborhood for Parcel B. So Parcel B's fine,  
19 but the amendment for the San Tan Valley Plan is for Parcel A,  
20 that's why it's only 74 acres. Parcel A is 74 acres, and the  
21 intention of the owner and the developer is to rezone parcel -  
22 to re-designate Parcel A as Suburban Neighborhood, just like  
23 Parcel B.

24 RIGGINS: Okay. The San Tan Valley Special Area  
25 Plan does not need to be amended?

1 EVANGELOPOULOS: That's an open question, whether it  
2 needs to be amended or not. That is the request by the  
3 developer and the owner. So whether it needs to be amended,  
4 it's what it is.

5 RIGGINS: Okay, so we have a disconformity then.

6 EVANGELOPOULOS: Yes.

7 RIGGINS: Okay. And we're not commenting to the  
8 fact on whether it needs to be amended or not.

9 EVANGELOPOULOS: There is - it's - I'm trying to  
10 answer that question. There's no need for amendment.

11 ABRAHAM: Mr. Chair, if I can jump in for a second  
12 here. So Parcel A, the current development proposal does not  
13 meet the plan, it has to be amended if you'd like to approve  
14 this approval. Parcel B does meet the plan, so -

15 RIGGINS: No, understand.

16 ABRAHAM: - to see this whole thing move forward,  
17 the plan does need to be amended.

18 RIGGINS: Okay. Well I don't see in our list of  
19 things to do here that we are amending the San Tan Valley  
20 Special Area Plan.

21 ABRAHAM: It's case PZ-PA-012-19. So it's the first  
22 of the three.

23 RIGGINS: I thought that was amending the General  
24 Plan.

25 ABRAHAM: They're one in the same.

1 RIGGINS: They are one in the same.

2 ABRAHAM: That's correct.

3 RIGGINS: Okay, so that covers it then. So the  
4 Special Area Plan for San Tan Valley is contained within the  
5 General Plan.

6 ABRAHAM: Correct.

7 RIGGINS: One modifies the next.

8 ABRAHAM: That is correct.

9 RIGGINS: That answers the question. Thank you very  
10 much. And my second question is am I looking at this  
11 correctly with the road access into this?

12 EVANGELOPOULOS: Yes you are.

13 RIGGINS: Okay, so this is an incredibly large cul-  
14 de-sac.

15 EVANGELOPOULOS: Pretty much. I cannot disagree  
16 with you. And as far as I understand - and the owner and the  
17 developer and the applicant will comment on that later - right  
18 now the concrete drive is the only official access to the  
19 site, and as far as I understand there are two emergency exits  
20 - one to the south, A-1, where you see A-1, and one to the  
21 north at the curve of the road where Red Fern is right now.  
22 Unfortunately I cannot - you cannot see my pointer. Can you?  
23 No.

24 RIGGINS: But in the large parcel, the western  
25 parcel.

1 EVANGELOPOULOS: Yes.

2 RIGGINS: Is there any provisions for emergency  
3 egress?

4 EVANGELOPOULOS: In the larger parcel, the only  
5 emergency will be exactly where the joint is right now. If  
6 you see where the two parcels connect, right there it's Red  
7 Fern. Red Fern Road connects directly, goes straight along  
8 the canal to Gantzel Road. As far as I know, there is the  
9 emergency exit.

10 RIGGINS: But it's all - it all still channels into  
11 a single road.

12 EVANGELOPOULOS: Yes.

13 RIGGINS: So there might be two egresses out of the  
14 roughly 80 acre parcel, but it still all funnels into a single  
15 road.

16 EVANGELOPOULOS: Right now, yes.

17 RIGGINS: Okay, any other comments by Commission  
18 Members? Questions?

19 POLLARD: Commissioner Pollard.

20 RIGGINS: Commissioner Pollard.

21 POLLARD: I find that to me, in my looking at it,  
22 that that's a really bad trap where you have only one way -  
23 you have some spurs inside, but you only have one way in and  
24 one way out, and if something was to happen in the front of  
25 the subdivision, it would block the exit of everybody else in

1 the back of the subdivision.

2 RIGGINS: Okay. Any other comments or questions.

3 All right, thank you very much.

4 EVANGELOPOULOS: You're welcome.

5 RIGGINS: Thank you very much. We'd like to call  
6 the applicant forward to present the case, their case, and if  
7 the applicant can please sign in and put your name down on the  
8 log, and then tell the Commission your name and address prior  
9 to commencing your presentation.

10 EARL: Morning.

11 RIGGINS: Good morning.

12 EARL: And a good morning on the phone. For your  
13 record, my name is Taylor Earl. Our address out of our firm  
14 is 3101 North Central Avenue in Phoenix. I'm going to answer  
15 the question that was raised because it's fresh on the  
16 emergency access. I do have a slide, but it's like 30 slides  
17 down, so for the sake of time if I can get to it, but we do  
18 have an emergency access. So that's obviously - we have to  
19 have two points of access, so we have an emergency access that  
20 goes out through the west and down, and there are easement  
21 rights for that. So we do have - if something were to happen  
22 and emergency access was needed, that emergency access point  
23 could use, and then there's one on that section to the east as  
24 well. So they both have an emergency access, ingress/egress  
25 point.

1           RIGGINS: We're interested in seeing your slide when  
2 it finally comes along.

3           EARL: Fair enough. Fair enough. All right, so  
4 here's the vicinity map and I would just note for you the  
5 location of Queen Creek. You're absolutely right, this is not  
6 in Queen Creek. It is, of course, in their planning area but  
7 it's not in their jurisdiction, but that property line to the  
8 west being in Queen Creek is something we'll talk a little bit  
9 later, where you have that bordering property. So here's some  
10 kind of overview site data. So gross area of the site 88  
11 acres. We have that Parcel 1 and Parcel 2, 126 lots in the  
12 parcel 2, and then the 38 over to the east of us. Different  
13 property owners and that - the ability to incorporate in that  
14 38 lot section was really important because as you see that  
15 roadway how it dips down, that's the way that we can get to a  
16 traffic signal. And not only a traffic signal for our  
17 residents, but also for the residents that are already in that  
18 area. Currently they've been using Red Fern which just goes  
19 due east on a dirt road to Gantzel, and so being able to  
20 incorporate in that smaller area allows us to bring that road  
21 to where that traffic signal is. So if you've ever been to  
22 Dairy Queen on a midnight run, that's where - that's the  
23 traffic signal that we're referring to. So that was a really,  
24 really important element. In terms of open space, we have a  
25 lot of open space in this plan as you can see. That was done



1 intentionally as a big factor to putting a lot of buffers  
2 between us and the existing residents, so that was something  
3 that we incorporated in early on. So the result is that we  
4 have 35 percent open space overall over our whole plan, which  
5 is a very high percentage of open space. That also brings the  
6 density down and we think it'll really be a beautiful  
7 community. And we'll have some photos that kind of show you  
8 some renderings of what that will, what that will look like.  
9 So I want to kind of draw a distinction here. There is the  
10 general plan, or the Comprehensive Plan, which has a  
11 designation for this property, which is 1 to 3.5 dwelling  
12 units per acre. We are consistent with that designation. The  
13 area plan is the one that we have an inconsistency with. So  
14 just to be clear, this is what was on the property when we  
15 started the case, was this Comprehensive Plan. So when we  
16 originally first started having meetings with the neighbors,  
17 this was the designation of our property, and so this was what  
18 we need to design to. And that's why the staff notes in the  
19 report that the development is within the Pinal County, it's  
20 consist - I think it's consistent with, sorry, the - or it's  
21 consistent with the Pinal County Comprehensive Plan  
22 designation. The inconsistency comes here as was noted. So  
23 this is that portion to the north, that larger parcel, is the  
24 one that had the special area plan. Now I wanted to put in a  
25 timeline, just to kind of understand how this project got

1 started. So we first had a conversation with Supervisor  
2 Goodman, he's a resident here as well as being on the Board of  
3 Supervisors. In April 2018 we had our first neighborhood  
4 meeting with the association in June, and then that Special  
5 Area Plan was approved in October. So as we started this  
6 project, as we had those first conversations, as we designed  
7 the plan at our density, we were under the - under only this  
8 plan right here. And so it was, to be quite honest, a  
9 surprise when we - we weren't aware, so when we filed our  
10 first materials to the County in the pre-app, they came back  
11 and said you're going to need an amendment. I was like whoa,  
12 I've looked at this, it's - we're good. No, no, no, something  
13 else got approved, now you're going to need an amendment  
14 whereas you wouldn't have needed one before. So that was a -  
15 that's obviously a big concern, but that is a process that we  
16 would need to amend that. Again, here showing the proximity  
17 of our site to Queen Creek. Okay, so wanted to bring in this  
18 map that shows the surrounding development. There's a lot of  
19 development activity that's happening out there right now and  
20 an aerial really doesn't do a good job of giving you a lot of  
21 information. I'm going to zoom in on the portion around our  
22 site here in a second so that - I know it's a little bit hard  
23 to see kind of everything, so I'm going to do a little bit  
24 taller view and then we'll go in closer. So you can see kind  
25 of the subdivisions that are come - that have already been

1 built and then some of the subdivisions that are coming into  
2 this growing area. Maybe I don't have that zoom in after all,  
3 I apologize. I think that's as tight as we get. So you can  
4 see the subdivision to our northwest, kind of a standard  
5 subdivision like ours. What we have coming into the west,  
6 that picture is the only picture that we have, but we've since  
7 talked to Queen Creek, they've been in discussion with that  
8 developer. It looks like the proposed density just west of us  
9 will be 3.5 dwelling units per acre, so a little bit higher  
10 than what we're doing. And again, that's within that Queen  
11 Creek area. And so what our project ends up becoming is a  
12 transition parcel between the lower density that's to the east  
13 and south of us, and then that - a little bit higher density  
14 of us just west of us. Again, that project hasn't gone  
15 through the process, just to be clear, but that's what is  
16 being discussed with the Queen Creek folks over there. And  
17 then you can see just south of us that those are being  
18 proposed at 12 units to the acre, so that would be a multi-  
19 family type development. And so development is coming pretty  
20 actively and aggressively to this particular area. So when we  
21 started working with the neighbors, what we wanted to do was  
22 create a subdivision that was consistent with the broader area  
23 with the development pattern, but also was very protective of  
24 their way of life, of their rural way of life by putting in  
25 very significant buffers, really pushing the subdivision away,

1 creating a transition to our lots which then create a  
2 transition to the other development coming in the future. So  
3 again, just sort of a technical map here, just shows you the  
4 zoning on the property today. You can see the two  
5 designations at the top, that's the current designation, and  
6 then our proposed designation would be R-7/PAD.

7           Also wanted to walk you through a little bit of the  
8 history as we first started meeting with the neighbors. So  
9 we've been meeting with the community for about two and a half  
10 years on this project to really work through a lot of good  
11 questions and issues and get people as comfortable as we can  
12 with the plan and the proposal. So originally this was  
13 something that was prior to us being involved, so this is just  
14 a little bit of history on the site. There was a 4.8 dwelling  
15 unit per acre proposal, which is 442 lots. It didn't show any  
16 access to that traffic signal. I think at the time it didn't  
17 exist, so it's a little bit different context. But had that  
18 built, that kind of would have been the scenario. So that  
19 project went away. Then we came in with this as we started  
20 meeting with the neighbors. And so we had a higher lot count,  
21 so we had 3.5 dwelling units per acre, which again is  
22 consistent with what we believe is coming in west of us. But  
23 we didn't have the same degree of buffers put into the  
24 project, and as we talked with the neighbors, that's something  
25 that became pretty important is to have more significant

1 buffers. So we made that transition - and I'm just focusing  
2 on this kind of key piece and we'll talk about that little  
3 piece to the east as well - but we made that transition, and  
4 so we really moved the subdivision really far away. So this  
5 section of the plan became 2.71 as density. We put in buffers  
6 - I'll show you the distance of those, but they're over 300-  
7 400 feet from house to house, so there'd be like a football  
8 field in between houses. And what you may have seen in other  
9 times where you come up against a low density development and  
10 then building next to it, what would sometimes happen is  
11 they'll put homes right up against each other so we would, you  
12 know, we would push all the way to our property line and the  
13 existing residents are there, but they'll put in wider lots,  
14 right? We'll do a transition row of lots. So rather than do  
15 something like that, we just said we'll just not develop  
16 anything in that whole tran - in that whole buffer area.  
17 Rather than put in just a row of big lots, we'll just do no  
18 lots. It'll just be open space. And that way you guys can  
19 have a really nice landscape area, it'll very far pushed away  
20 from you, and then we'll put in a trail. And a lot of these  
21 owners here have horses and so we thought well - and I think  
22 this kind of came from the conversations, I can't remember who  
23 the idea came from, but we'll put in a trail that our folks  
24 can use for walking. We won't have horse privileges, but you  
25 guys can use as a horse trail, so we'll design it in that way.

1 We removed off plants that could be harmful to horses, so we  
2 made that open. So in our CC&Rs we're going to have that  
3 right to use that horse trail run to these adjacent owners so  
4 that they'll now have an amenity that they can use within our  
5 subdivision and have legal rights and access to it. And then  
6 again, just kind of want to bring it all kind of back and show  
7 everything together. So again, we have buffers on the east of  
8 the smaller - the west side of the smaller piece, then we have  
9 buffers all the way around the other areas as well. So again,  
10 I wanted to show this to give you a sense of just how far that  
11 distance is. If you think about - thinking that football  
12 field of, you know, 300 feet and then, you know of course you  
13 have the end zones after that, but very significant distances.  
14 And the idea is that when you're on your property, we want you  
15 to feel like that, that way of life continues. Now you'll  
16 have beautiful landscaping and won't rise and fall with the  
17 harvesting, it'll always be there, it'll be maintained by our  
18 HOA to be very beautiful. And it creates quite a bit of  
19 distance. And again, on the east side as well, just to give  
20 you a sense of kind of those distances. And then we also in  
21 addition to that, we put that row of larger lots in addition  
22 to the, basically pushing those all away. I want to be clear  
23 about this, this could be confusing, but I don't mean to be.  
24 What I asked the engineers to look at is if we were to make  
25 those into lots, just conceptually, what would those lots be?



1   What would their sizes be, right? Again, I'm not proposing to  
2   put lots down there, it's no part of the plan, I'm just saying  
3   what would they have been. And they would be half acre lots  
4   on the south and they would be 1.5 acre lots on the east. So  
5   you would see that as a more typical kind of transition idea  
6   is to put in those large lots and so we're doing it in a way,  
7   we're just not putting home on them. Right? We're not  
8   creating them into lots. Okay, I didn't lie, I do have it  
9   here. Just a little further down. So this shows that kind of  
10   zoom in on what's next to us. Again, this plan that's west of  
11   us, that was kind of what they had on file. Again, that's -  
12   we're going to have - they're talking about a 3.5, which would  
13   be higher than what's being shown there. But again, kind of  
14   shows you that we're consistent with the development pattern  
15   in the area, but we then become a transition piece to that 3.5  
16   west of us, that subdivision to the northwest of us, because  
17   if this were to remain as, you know, small lots then they  
18   would also have a problem with the transitions. There would  
19   be no transition from lots that would be built on that low  
20   density on ours, and what's being proposed west and northwest.  
21   So we become that transition zoning by building it into our  
22   proposal.

23           As we worked with the neighbors, we know that  
24   sometimes not everybody can see everything on a plan view and  
25   get a sense of what that really feels like in person,

1 particularly when you have big - a scale where you're pulled  
2 back. So we produced these renderings and my renderer worked  
3 with a landscape architect to make sure that we can keep them  
4 as accurate as possible. We had the landscaping shown at  
5 about five years, give or take, after planting so that we  
6 could show a little bit of maturity - not 20 years of  
7 maturity, but just some maturity. And so as you drive into  
8 that subdivision and you kind of cross over, (inaudible) the  
9 smaller piece to the bigger piece, this is the experience that  
10 you would have along the roadway. So just a great, nice,  
11 beautiful entry. Currently the residents are driving in on a  
12 dirt road, this would give them a nice paved road to get into  
13 kind of their, their frontage road which is I think a really  
14 nice experience.

15           And then this shows, where you see that truck, that  
16 would be a driveway that we would be paving and putting in for  
17 the residents who live to the south, the existing residents.  
18 So this shows if they were about to make that, you know, turn  
19 into their area, again what that open space feels like.  
20 Again, this gives sort of a different view where I showed you  
21 that truck pulling in, that same red truck is shown here. So  
22 just to give you a sense of where that is, if you look at the  
23 arrow. So this would be standing on the front of somebody's  
24 lot, kind of looking north. You can see the homes are very  
25 far pushed back, and beautiful open space area, and then

1 they've got that driveway. And again, this would be pretty  
2 close to Mr. Goodman's property, if I'm not mistaken. And so  
3 it just gives a sense of what that view would look like, just  
4 there's a large distance. Talked about the trail that could  
5 be used for the horses, so this is on that east side of the  
6 proposed community. We have that row of trees on the east  
7 side to create that visual buffer as well, and then this kind  
8 of shows you what that experience would be like with the turf  
9 off to the left and the landscaping up and down. And again,  
10 this would be if I were standing in the property, the existing  
11 home to the east of our subdivision, this is what that row of  
12 trees - so it's a double row of trees staggered and offset to  
13 create a visual buffer.

14           Okay, so I want to just go through a list of, you  
15 know, changes and accommodations and the resulting from our  
16 work with the community. I know many of them are here and  
17 will come up and speak their mind and give their thoughts, but  
18 I want to show some of the changes that were made. We really,  
19 really appreciate - and I thank them and hopefully they know I  
20 mean it - for their cooperation in working with us. So one of  
21 the original things, and out of the gate, is that we lowered  
22 the density. As I've worked with a lot of communities and  
23 homebuilders, 2.9 is very low for what's being developed today  
24 and we're able to do it. We wanted to do something that would  
25 be as low as we felt would we could achieve and be able to

1 make the community still pencil. So we installed the massive  
2 landscape buffers as I've walked through, the landscape  
3 package. You know, not just putting in space but well  
4 landscaping it. Again, the horse trail in that area. As I  
5 mentioned, we're providing legal access for those neighbors so  
6 they don't - they're not unwelcome guests on the trail,  
7 they're legal right to it. We gave - we moved out the plant  
8 species that weren't friendly to horses. That was a good  
9 comment made to us by the neighbors. We've improved the  
10 circulation and safety. I know one of the neighbors had  
11 commented to me that they felt like it was - every time that  
12 they had grandkids coming to visit, making that left onto  
13 Gantzel was something that they worried every time when their  
14 kids and grandkids left the house. So being able to give  
15 access to the signal will be a great improvement for them, and  
16 for our residents as well. I'll show this a little bit more  
17 detailed, but we - we widened those entrances. I showed you  
18 the driveways to get into their section there to the south and  
19 to the north. We made sure those were wide enough that they  
20 could get in for trucks and trailers. So they came to us and  
21 talked to us about hey look, we've got trucks and we've got  
22 horse trailers ad we've got other things that we need to bring  
23 through here. We need to make sure that you're not making  
24 those driveways so small that we can't get the big rigs to  
25 kind of turn in. So we provided engineered drawings to show

1    how we would make those sufficiently wide so they could make  
2    all those movements.  There's also a water rights on the  
3    property.  There's payments from our property that were  
4    happening today, assessments towards shared water for the  
5    community, and so even though we wouldn't be drawing from that  
6    water source anymore, we wouldn't be using it to irrigate,  
7    we're still going to pay towards that.  That's still going to  
8    be built onto the - into the subdivision, so the neighbors  
9    won't have an increase in their water fees because we are not  
10    using the water.  We'll continue to pay for that.  There's a  
11    canal which I'll show you which can be - we're going to be  
12    burying that, that's something that's an open ditch so the  
13    neighbors won't be burying that and this will be usable, but  
14    will be underground.  We're also providing automatic gates for  
15    those residents so that there's a protection against vehicles  
16    trying to drive by their homes.  So that's something that  
17    we've worked out with them.  This is something that we're  
18    hoping can happen - I just thought I'd mention it - that we're  
19    going to be bringing high speed internet to our site and as  
20    the utility provider comes in our hope and we talked to the  
21    neighbors about, they could coordinate and get access to that  
22    because I knew that's something that's missing for their way  
23    of life.  Talked to potentially annexing them into the Queen  
24    Creek Fire District, which would be for my conversations, I  
25    think that that would be an improvement from the fire services

1 that they're receiving. So (inaudible) over almost two and a  
2 half years we have had many meetings, phone calls, texts,  
3 emails and letters with members of the community to discuss  
4 concerns, make changes to the plan, and to reach this point.  
5 We thank them for their willingness to work together and I  
6 genuinely mean that.

7           So those turning radii that I mentioned to you, I  
8 don't know that we need to go through all of these. I just  
9 wanted to illustrate the extent that we went through to make  
10 sure that these things could continue to support their way of  
11 life and make sure they weren't being harmed by not being able  
12 to get things in there that they can today. Again, here's  
13 their current ingress and egress point. Here off of Gantzel,  
14 and then the proposed. You can see where that improvement  
15 would be. I put in these photos to show you, so that's the  
16 dirt road that they're coming in on today, and our - we would  
17 be bringing them down. And we're making it easier for them to  
18 go to Dutch Bros., which I don't drink coffee but I hear  
19 that's - I hear that's a pretty good place. So maybe that's a  
20 benefit too. Here's the irrigation canal that we're going to  
21 be putting underground. So that runs that entire - we're  
22 going to be undergrounding it that entire expanse, which would  
23 be, again, a lot safer as well. I mentioned about the gates  
24 that we were going to be putting in, this is a gating plan  
25 that we've worked with the community on. I think they want to



1 see some tweaks to it, so we're going to work on that about  
2 where we exactly put those gates, but we've committed to do  
3 this plan where we're going to be putting in gates. You can  
4 see (inaudible) driveway up there that comes off our main  
5 road, and then on the west side of our site where it says Gate  
6 A, that would prevent people from cutting over from the Queen  
7 Creek property to the west. That's actually already been  
8 installed and we're gonna reimburse the neighbors for their  
9 cost of putting that in because we already agreed to put it  
10 in. And then Gate C over there to the east. The thing's like  
11 we'll probably end up moving that to the driveway, which is  
12 fine, we're happy to make that change. Some - a question was  
13 also raised, and this kind of goes into the question about the  
14 cul-de-sac nature of the proposal, so we want to talk a little  
15 bit about this. In the process, we had a conversation with  
16 Supervisor Goodman, you know of course he is not only a  
17 neighbor but also in his role in looking at these things  
18 regionally and had asked us to look at what about having Red  
19 Fern go west of our property. And I'll just kind of show that  
20 blue line where that would connect over to Meridian, so there  
21 would be a connection point. Zooming in here. The challenge  
22 with it, and this is why I talked about Queen Creek being on  
23 the west of us just to kind of put that in your minds, the  
24 County doesn't have the right to make that road go through  
25 because it requires another jurisdiction on the other side of

1 our west property line to agree that yes they too want the  
2 connection. So that's something that will have to be, to be  
3 worked on. But what, but what we were asked is okay but if it  
4 does go through, can you pay for it? And the answer was yes.  
5 We are going to put money up, we're going to work on a  
6 development agreement with the County that would have us  
7 putting money into - in escrow or in lieu payment so that if  
8 that does end up connecting that we're the ones funding it,  
9 not the County. And so that is a possibility in the future,  
10 as that comes through that we would make that connection. And  
11 this - so - and we would basically redesign the road to make  
12 that a little more efficient. Right now you see that it kind  
13 of swoops up to the north. Part of what we would put in  
14 escrow would be enough money to kind of redraw that road. So  
15 they would be a nice smooth east/west, and you would come into  
16 ours on a 90 degree angle, you would just kind of come up off  
17 of ours. So in other words we would pay for it to be kind of  
18 redesigned, reconfigured, to make that all work for the  
19 County's liking and then for the roadway to go all the way  
20 over. Currently that area you see that the blue line is on  
21 top of, that's a sump that's being used by - for tailwater by  
22 currently farming - farmed operations. And so again, down the  
23 road those farming operations will probably not be there  
24 anymore which will make that expansion easier. Again, another  
25 reason why it wouldn't make sense for just to just put the

1 road in today, if it wasn't being drive on, it would crack and  
2 die anyway. Just to show you kind of our entry here.

3           So I know we went through a lot of detail and  
4 normally I like to keep things high level, but there was a lot  
5 of work that went into this, and so I wanted to make sure you  
6 were fully informed on all the work that we did with the  
7 community. Obviously I'm happy to answer any questions. Oh,  
8 I promised you the fire access, so let me jump to that. So  
9 where you see those yellow lines. And those are existing  
10 easement rights that exist out there today. We wouldn't - we  
11 have no intention of sort of using those, they're not going to  
12 be regular traffic. It's not - we have no intention of doing  
13 that as we talked to the neighbors, but we have to preserve  
14 some emergency access and so that's the singular reason for  
15 those, those access points, not for regular use. Right,  
16 sorry, in addition to the main access point at Red Fern,  
17 right? That's going to be our access point for our normal day  
18 usage, but this would be for emergency access to make sure  
19 that we're, we're meeting the County requirements.

20           RIGGINS: Okay.

21           HARTMAN: Chair Riggins.

22           RIGGINS: Vice Chair Hartman.

23           HARTMAN: Thank you. Thank you for your  
24 presentation. I am still a little bit concerned with the  
25 ingress/egress, especially to that southwest corner. You

1 talked about you have some intentions of doing improvements,  
2 and my question is do you think - I don't know how quick  
3 Steve's going to put you before the Supervisors, but are you  
4 going to be able to work out that access prior to going to the  
5 Supervisors?

6 EARL: You refer to that potential road going west?

7 HARTMAN: Yes.

8 EARL: Yeah, so we will have - and I have language  
9 that I provided the staff, we could do the stipulation here if  
10 you would like that would basically - it would stipulate us to  
11 doing a development agreement that would have us paying those  
12 funds. I've got that stipulation drafted if you'd like to  
13 look at it, but it would be by a stipulation. Because it's a  
14 development agreement because it's not something we can put on  
15 a plan today because it requires us to go over land we don't  
16 own, so we can't just put it on our plat and get it approved,  
17 but what we can do is put up the money so that if that ends up  
18 occurring, that's it's all built in.

19 HARTMAN: Let me ask Steve, is that adequate Steve?

20 ABRAHAM: Well right now we're not necessarily in  
21 favor of forming a development agreement because it's a  
22 private arrangement between property owners, so Tyler would be  
23 interfacing with the HOA because those are all private access  
24 easements there. What we could do is, if you're in favor of  
25 moving this case forward of course, in your motion you could

1 have us look at the possibilities of that, but as far as staff  
2 is concerned we're not necessarily interested in forming a  
3 development agreement because of what Tyler mentioned, that  
4 it's basically offsite. So with the assumption of approving  
5 the project, you'd be moving forward with the Board of  
6 Supervisors - to the Board of Supervisors with an approval  
7 recommendation, knowing that along the line before it goes to  
8 platting, all of that needs to get worked out. So that's a  
9 long way of saying we're not necessarily interested in putting  
10 a stipulation on that.

11 HARTMAN: All right. Are you agreeable to what  
12 Steve said?

13 EARL: Right, I hadn't - I think he had communicated  
14 to another member of our team, so I apologize that that's new.  
15 I hadn't - we hadn't had the conversation.

16 ABRAHAM: (Inaudible).

17 EARL: Yeah, we understand, we can work that out.  
18 We just want to make sure there's a way for us to - how do I  
19 put this - make sure the County's not paying for it. That  
20 makes sense, right? And we can work out the legalities of it.  
21 I think initially that was the intent is that if it does go  
22 forward, how does the County not get stuck with the bill and  
23 we're trying to find a way that that money can be paid by us  
24 in an escrow ability that can then be used by the County to  
25 build that roadway. We saw the development agreement as being

1 a way to do that process, but if there's another thing we can  
2 work out, then we'll work that out. I think both parties are  
3 sort of on, I think, the same page on that, it's sort of  
4 working out how the mechanism, the mechanics of it.

5 KEENAN: I'm Tim Keenan, 3219 East Camelback Road,  
6 Phoenix. I'm the developer of the property. And so what we  
7 committed to the residents and to Supervisor Goodman that we  
8 would work out the agreement between the HOA and then the  
9 current residents there. And so they would have - there would  
10 be an agreement between the current residents within Sun  
11 Valley HO - Sun Valley 4 HOA and the residents of this project  
12 to where that money would be there in the case that Meridian  
13 goes through.

14 EARL: Or we go through to Meridian.

15 KEENAN: But the commitment has been made to  
16 Supervisor Goodman and to all the residents.

17 HARTMAN: All right, to me that sounds excellent. I  
18 appreciate you moving forward to that, because as our  
19 population grows and our traffic grows, ingress/egress is  
20 really important to us. And like you mentioned, it'll be  
21 livestock trailers being moved around, you know, horses in  
22 trailers or other livestock, so it's really important. I  
23 really kind of want to commend you, the developers, of - this  
24 is a personal thing, but keeping it under a density of 3.  
25 That to me is - I'm a native Arizonan and like a lot of the

1 Queen Creek area, people are native Arizonans also and  
2 appreciate the lower density rather than just stacking houses  
3 on houses, which a lot of developers think that's the way they  
4 make their money is the higher the density of the houses, the  
5 more they make.

6 KEENAN: Well, I think Taylor thinks I'm crazy, but  
7 you know, that's the way my partner and I, Garth Wieger and I  
8 work is that we like to work with residents on this and  
9 Commissioner - or Supervisor Goodman has seen that on another  
10 project that I've done too, within the Pinal County area is  
11 that I'd rather not fight with the residents, I'd rather get  
12 along with residents as we go along. So it's a project that,  
13 you know, with the things that Taylor has described as we've  
14 committed to the residents, for example that traffic signal at  
15 Pecan Creek. I mean there was - if you drove on Red Fern Road  
16 trying to get out -

17 ???: We can't hear back here.

18 KEENAN: If you drove on Red Fern Road trying to get  
19 out to make a left-hand turn onto Gantzel at 5:00 at night,  
20 because I've done it, it's impossible. It's absolutely  
21 impossible. That traffic signal right there, that access to  
22 the traffic signal is a lifesaver for the residents within  
23 this area. And a lot of the other things we've done, but as  
24 Taylor as said, we started working on this two and a half  
25 years ago, and that was originally Queen Creek thought they

1    were going to annex us in. One of the requirements was we  
2    want you to have the residents in the area to like your plan  
3    before you bring it to us. So when Queen Creek decided not to  
4    annex us in, I went to Supervisor Goodman, I said we're going  
5    to do a plan, you know, that's right across the street from  
6    your house, but I'm going to commit you to the same thing.  
7    I'm going to work with your residents so that we make this a  
8    win-win situation as much as possible for everybody.

9            HARTMAN: All right one of the - and Chair, one more  
10   question?

11           RIGGINS: Go right ahead.

12           HARTMAN: All right. One of the things we haven't  
13   talked about is fire protection. That, with the current fire  
14   situation in California, and also we had a fire the other day  
15   in Maricopa next to my farm where they called upon the City of  
16   Mesa, the City of Chandler, the City of Casa Grande, and the  
17   City of Maricopa, to extinguish a local fire. I wonder what  
18   arrangements have you made for fire protection?

19           KEENAN: I mean there will be - this will be planned  
20   within the, within the engineering code of Pinal County, so  
21   there'll be fire hydrants in there. Rural Metro is the  
22   current server of this area, as is all of Sun Valley 4A. But  
23   what I've done here and was explained earlier, there's a  
24   possibility of getting within the Queen Creek Fire District  
25   and some of the residents expressed some interest the other



1 night. I did that over on another project we did on San Tan  
2 Groves. You might remember, it was the one with the fissures  
3 over there on Hunt Highway and Empire. So that's the same  
4 situation. So Queen Creek is interested in expanding their  
5 fire district, which is a - it's - so there would be a taxing  
6 mechanism instead of a subscription that you pay for Rural  
7 Metro. But there will be fire hydrants in there. And so the  
8 water and sewer system actually is Queen Creek Water and  
9 Sewer. That's where we get it. That's their CC&N in  
10 (inaudible). And if we got them in - if we got the fire  
11 district in there we could do it so we could expand the area -  
12 the Queen Creek Fire District could, if the residents want it,  
13 could expand into other areas within the Sun Valley 4 HOA.  
14 I'm not sure if that answers -

15 HARTMAN: Well back again, before you go to the  
16 Supervisors, I certainly would suggest that you maybe work  
17 with Queen Creek Fire Department and Rural and have a letter  
18 of service agreement with either one of those.

19 KEENAN: Yeah, so we can - and we'll have that, you  
20 know, but the one thing that I can probably get is to have  
21 Queen Creek say they're interested in annexing this area just  
22 for their fire district. Okay? And then we'll have - we can  
23 have a Rural Metro letter too as a fallback.

24 HARTMAN: Okay. All right, so we bring that to  
25 attention, fire.

1 KEENAN: Yeah.

2 RIGGINS: Other Commissioners, questions of the  
3 applicant? Commissioner Mennenga.

4 MENNENGA: So on this map you've got up here, you  
5 had referred to City of Queen Creek or Queen Creek, there are  
6 proposals (inaudible) Planning and Zoning approval for  
7 adjacent parcels, is that correct?

8 EARL: Correct. So there is - the owner west of us  
9 is working with - has had conversations with Queen Creek about  
10 coming and developing that. It's not into the zoning process  
11 yet, so we brought what information we could. We talked to  
12 the director over there and what we were told is that it would  
13 likely come in at 3.5 units to the acre.

14 KEENAN: So in addition to that, just say - the  
15 property that's to the northwest on this map is Meridian,  
16 which is a current project that's in development now that's  
17 3.5 units to the acre. If you go down to the school that's in  
18 the middle of the Dunbar there, Hancock Homes is on the west  
19 side of there and that project has been approved for 12 units  
20 to the acre, and the project - and the property to the east of  
21 the school is Cavin Homes, and that's going in at 12 units to  
22 the acre too. Those projects will be zoned by Queen Creek and  
23 approved by Queen Creek.

24 MENNENGA: It's a great looking project, I don't  
25 have any problem with the units per acre or any of that.

1 Great project. I have a huge concern with your access, okay?  
2 And coming from a 50 year development construction background,  
3 I understand all that. But my question is as - you've got a  
4 piece of property that's landlocked, basically, okay? So  
5 you've worked out something with Mr. Peltcs to come down  
6 through his property to get to the stop light, which is a  
7 great idea. But as these other properties around there which  
8 are part of Queen Creek, all those are gonna have to do some  
9 road development and stuff and pave streets and everything  
10 else to access all this, which are gonna come along back and  
11 side of your property. I know that's not what you have to do,  
12 but again unfortunately when you get properties developing on  
13 a border between a county and city, or two cities, you always  
14 get this rub of who's doing what, when, where, how, you know?  
15 I mean man, that's just - that's a tough access to that  
16 property, I gotta tell you. You know, I hate to go back to  
17 the oldest joke in the world in Phoenix, but we have the  
18 largest cul-de-sac in the world at Ray and Warner Roads in  
19 Phoenix and obvious they have regretted that many, many times  
20 over, but - and I'm very, very, very familiar with the  
21 property you're going through. I worked with Mike Peltcs on a  
22 couple things out there and stuff, and yeah, that stop light  
23 is hugely important. But I don't know, it just seems like -  
24 it's unfortunate we don't have at least another paved access  
25 out of this property for people to be able to just make a

1 right turn or something. I know that kind of throws a problem  
2 in there, but wow, I mean -

3 EARL: Yeah. I think we really have tried to do  
4 everything we can. The neighbors to the south were also -  
5 really didn't want to see us going down that direction, so  
6 we're trying to accommodate that as well in restricting it  
7 just to emergency access. But I think that roadway to the  
8 west, I know that it's out - it's not something we can  
9 unilaterally control, but we're trying to do our very best to  
10 make sure that we're being responsible development, you know,  
11 we're being responsible development and paying our way and  
12 making sure that connection can happen. I think that - I  
13 believe that that - I want to be careful so I don't want to put  
14 words and stuff, but like that is the - that is the reason  
15 Supervisor Goodman called us in to talk to us about making  
16 sure that that was as facilitated as possible, to make sure  
17 that that connection could happen to the west for the future  
18 growth of Pinal as it kind of works together. I agree that, I  
19 think that connection does make sense, it will allow our folks  
20 to go west, allow the residents to cut right over to Meridian  
21 as well, and so we've tried to put in some of the gating  
22 principles to make sure we can protect the neighbors to the  
23 south as, you know, much as possible. And you know, it -  
24 there are challenges that obviously come with every site. If  
25 you've been in the business a long time, you know probably

1 better than me with that much experience that sometimes there  
2 are challenges, but we are doing the very best we can under  
3 the circumstances to make sure that we can get everybody  
4 through there, and they get access to the signal, and of  
5 course many subdivision don't have access to a signal at all,  
6 and so having the ability - and we met with the neighbors at  
7 Dairy Queen. Unfortunately they didn't let us in, but we met  
8 outside with the traffic engineer that did our traffic study  
9 and talked to them about, you know, the signal timing for  
10 Pecan as it goes down there to Gantzel. Essentially the  
11 signal there and working with the County in order to extend to  
12 the signal length as those homes come in. Obviously the  
13 signal length getting out from Dairy Queen's short because  
14 there's not many cars stacking up, but we talked about how  
15 that can be expanded to accommodate that growth, and so we've  
16 done everything we can to provide information and do the best  
17 access we possibly can.

18           MENNENGA: You know the other, I guess the negative  
19 thing I'm going to say here is also being involved in this  
20 business for many years, I'm not much in favor of doing -  
21 putting this money aside for this future road. You know, in  
22 this business you gotta get it all while you can up front,  
23 okay? Because once this is approved, yeah you gotta  
24 (inaudible), but putting the money up and it all kind of goes  
25 away and that all gets pushed aside. I understand

1 (inaudible), but I've been at this long enough to know how  
2 that goes.

3 EARL: Right? And I think the only reason that's  
4 being done that was is because it still requires the  
5 connection point on the west side, and that sump is currently  
6 being used today. And so - and if we were to put it in and  
7 have it dead-end, that pavement would be gone within, I don't  
8 know, a year it would be cracked. A year or two. I mean if  
9 it's not being driven on, pavement doesn't do very well, and  
10 so it's putting in at the time that it's actually going to be  
11 utilized. And so I think that, again, that's the mechanism.  
12 Putting funds in lieu of is common.

13 MENNENGA: Have you had any discussion with the  
14 developers on the property right around this at all?

15 KEENAN: Which direction?

16 MENNENGA: Well for instance, the key to this piece  
17 right here.

18 RIGGINS: You can't -

19 MENNENGA: The piece right below you right there.  
20 The L-shaped piece. Is that currently in for any kind of  
21 thing with Queen Creek?

22 KEENAN: No it's not as of yet.

23 MENNENGA: So that is not -

24 KEENAN: Yeah we tried - actually I didn't get a  
25 response from them in terms of trying to contact them. We

1 did, actually made an offer on the property to the west, the  
2 [Bosma] property at one point, but he kept raising his price.  
3 So - but we talked, we talked to the Faulkners, that's where  
4 Hancock is going on that one piece, but the owner of that  
5 piece just south of us didn't answer - didn't answer our  
6 request from the broker.

7 MENNENGA: I understand. All right, thanks.

8 RIGGINS: Other Commissioners.

9 POLLARD: Commissioner Pollard.

10 RIGGINS: Commissioner Pollard.

11 POLLARD: I'd like to start off by saying this is my  
12 district and I have talked to several of the residents in this  
13 area before I came onto the Board that have been my friends  
14 and talked about this, and you keep referring to that you are  
15 implying that you got the support of the residents, and I  
16 don't really know if a lot of the people that live there are  
17 in favor of this. Also, you made a comment in the very  
18 beginning of your statement that in the beginning you talked  
19 to the Board of Supervisors Goodman that lives close to it and  
20 you referred to it that you had his support. My question to  
21 you is do you stop saying that when he heard about the other  
22 bigger lot above you, and it just gives me a great suspicion  
23 that you might be leading us a little bit in saying that you  
24 have Goodman's support when I don't believe you have it fully.  
25 I think there's a lot of things that still have to be worked

1 out in his mind. And so I kind of think that you're  
2 misleading us that way, and I honestly believe that because  
3 I've been in this business a long time, if you don't get an  
4 answer from somebody, doesn't usually mean that they're just  
5 not giving you an answer, it means they don't want to be a  
6 part of it. And so I really am highly in tune with my  
7 district and the people of the district and what they want and  
8 what they don't want, and this whole thing has a lot to be  
9 desired to many people (inaudible).

10 EARL: So in response to that, I will not speak a  
11 position on behalf of Supervisor Goodman, I won't put that on  
12 this record and we did have conversations. We have gotten  
13 input from him, but I'm not going to commit him to position.  
14 He's an elected official that has to make a vote and that  
15 would not be appropriate. I can also say that we have worked  
16 with the neighbors and that I believe we do have neighbors  
17 here in support, but they'll stand up and they'll make their  
18 concerns known and that'll be what it is. I'll let them sort  
19 of speak on their behalf, of course, but we have had a lot of,  
20 a lot of conversations including this morning and last night.  
21 We had another neighborhood meeting Tuesday night, had, you  
22 know, phone calls and emails back and forth resolving,  
23 resolving issues that had come up about easement rights, about  
24 gating locations, driveway widths, and so I believe that we  
25 have addressed those things. But again, they're here and



1 they're obviously welcome to speak and will state their  
2 concerns, if they have any.

3 POLLARD: In your own presentation you stated that  
4 you still didn't have definite locations for gates, but kind  
5 of hard to prove something if you don't have definite  
6 locations for gates.

7 EARL: Well the gating plan is something that we had  
8 worked with the neighbors as a side because it's offsite,  
9 because the gating locations that we had shown were going to  
10 be off of our property, and so that was something that we  
11 couldn't originally build into a stipulation, and so we had  
12 done that as a side agreement with them. They are asking for  
13 us to move the gates onto driveways which would be onsite.  
14 It's something that we told them as early as this morning and  
15 last night that it has to be - it's just consensus from the  
16 community if they want us to put it on the driveway, that  
17 would be onsite, if it's off the community into the dirt road  
18 area, that would be offsite. And so that's the reason that we  
19 don't - it's because I'm waiting for that final consensus, but  
20 we told them in an email this morning that we're fine either  
21 way. And so that's why I say we're working out those details  
22 of whatever they agree to that they want as a community, not  
23 just listening to one voice, but listening to all of them that  
24 we're going to comply with that. So that's the movement that  
25 you heard on that.

1 POLLARD: I understand that. But you're also saying  
2 that they want - they want it to be on your site, and you're  
3 saying you want to put it in the road. So there isn't a  
4 consensus there. (Inaudible) consensus there.

5 EARL: Yeah. What we have told them is that we will  
6 make the change to the driveway if that's the will of the  
7 neighborhood as a consensus. And I'll commit to that right  
8 now.

9 POLLARD: That's all I have to say.

10 RIGGINS: Other Commissioners? Anybody else?  
11 Commissioner Ply.

12 PLY: Ply.

13 RIGGINS: Ply. I almost put an F on that and so -

14 PLY: Gentlemen, I feel like there are so many loose  
15 ends here that aren't really getting answered, that if you're  
16 going to bring it before the Board you should have solid  
17 answers. And I just don't feel like at this point in time  
18 that - I'm still concerned about access and egress. If I  
19 owned one of those properties clear at the back of the area  
20 and have to worry about a fire truck coming in there and  
21 putting a fire out, I just - I just would not feel comfortable  
22 with that.

23 EARL: Well the plan that we're showing you here  
24 today is definite, we have easement rights for those things.  
25 So what you're seeing here is our plan.

1           PLY:   Okay, thank you.

2           EARL:   That is the route, it's something we had to  
3   work out with staff.  Obviously staff is going to ask us about  
4   those issues as well, and so this is our fire route.  
5   Definitively.

6           PLY:   Okay.  Thank you.

7           RIGGINS:  Other Commissioners?  Any questions?  I  
8   have some.  First of all just a simple question because I'm  
9   curious, what is your flood control measures on your northern  
10   boundary with the Queen Creek flood channel right up to  
11   everybody's back door?  I'm sure it's being dealt with, I'm  
12   just curious.

13          EARL:   We're looking to the engineering firm that's  
14   done the work on this case, that would be a question that he'd  
15   be better at answering than I would.

16          RIGGINS:  And I - I'm not looking for a technical  
17   answer for it, just a general answer because I'm sure the  
18   County is looking into it, but I'd like to hear it said.

19          HAMILL:  Sure.  My name Sean Hamill with United  
20   Engineering, 3205 West Ray Road.  As part of the PAD process,  
21   we did submit a drainage study done by Len Erie.  It studies  
22   the Queen Creek Wash from Meridian over to Gantzel, and  
23   beyond.  Currently there is floodplain on the northeast  
24   portion of our property.  Since then the property has been  
25   studied further and the bank that exists on the wash generally

1 will be modified to contain the wash and floodplain will be  
2 mitigated that way.

3 RIGGINS: So you will have to raise the bank.

4 HAMILL: The exact amount, yes, but there will be  
5 some modifications for it.

6 RIGGINS: Okay. I was just curious on that. And so  
7 we have Vice Chair has a follow-up for you, I assume?

8 HARTMAN: Right, on that - in our - excuse me. In  
9 our Maricopa area we have several areas that can't get  
10 floodplain insurance, so I'm wondering - and I think he  
11 alluded to the fact that yes the lots will be elevated to  
12 bring them to the insurance level.

13 HAMILL: We will remove it from the floodplain.

14 HARTMAN: Oh, that's good. That was a good point.

15 RIGGINS: Prior to what I consider to be an  
16 incredibly difficult problem, I would like to state that it  
17 does appear, and it remains to be seen when the public  
18 testifies, but it does appear that you have attempted to take  
19 into many considerations various people around you. You've  
20 obviously made modifications to make this more palatable to  
21 the surrounding residents. There are some good planning ideas  
22 that have been put into this. There are several things that  
23 can be spoken highly of it. But it has an incredibly  
24 difficult flaw to it, and that is without a dedicated and  
25 improved second point of access, you can't build a home there.

1 In fact in your stipulations on this case, it states  
2 specifically without two - let's see, let's get the exact  
3 wordage - a minimum of two permanent access points to the  
4 subject property, you can't be approved for tentative plat.  
5 Okay, that's in your stipulations. You can't be approved for  
6 tentative plat. You can't draw a building permit, you can't  
7 do anything. But we're being asked to put this thing into an  
8 affirmative status without that being calculated at all at  
9 this point, and I think we've got the cart a little bit before  
10 the horse on that. At the very least, at the very, very  
11 least, the easements that you purport that you have on your  
12 maps that you've drawn, those would need an emergency built  
13 out, a fire gate status, an agreement that got them to a point  
14 far beyond what you have now. Turn rows on the ends of fields  
15 and sides of fields and totally unimproved easements do not  
16 make access. What you're going to do and how you're going to  
17 do it, because the way it is right now with your stipulations,  
18 without a permanent access point for the residents - not  
19 emergency access, for the residents, you can't do a tentative  
20 plat approval. You can't go that far. So I think that you  
21 folks need to give a little bit more consideration to this one  
22 very difficult point. You've given a lot of very good  
23 considerations to other points and I concur with it. Several  
24 things you've done here I think show a great deal of foresight  
25 and trying to fit into the community and make things work.

1 But 216 home cul-de-sacs are not something the County's going  
2 to have, but that's what you've proposed. And talking about a  
3 road that may or may not happen to the west, ever, doesn't fix  
4 the problem. Not at all. So I'm sure as we discuss things,  
5 we will get further into this, but when you look at your  
6 stipulations, you're asking for an approval of a plan that  
7 doesn't have a solution. You're stopped from doing anything  
8 by the approval of this plan until you get to this point, and  
9 we'd like to see some further consideration, I'm sure, of what  
10 this point is going to be before we move forward with this.

11 HAMILL: And perhaps - what we can say is that in  
12 designing this, there is that constraint. We have - United  
13 Engineering has worked on subdivisions before where the second  
14 point of access is an emergency access point, and that has  
15 been accepted by the County.

16 RIGGINS: And we need to see what that concept would  
17 be, because we don't have it here yet. There needs to be -  
18 we've had this situation before. There'll need to be a  
19 buildout of this point, an absolute completion. Its design,  
20 its affectation, before anything else can go forward on this,  
21 and so we're not there yet. To talk about 20 foot irrigation  
22 easements like they take care of an issue, they don't. There  
23 needs to be something done with that before anything else. In  
24 this area we've had this exact same problem before and there  
25 is an insistence that a conceptualization doesn't cut it.

1 What's it gonna be for real? Let's see it. Because all you  
2 have here now is a potential for what could work out on a 216  
3 home cul-de-sac. Again, I wish to state, I wish I didn't have  
4 to be so emphatic on this. You've got a lot of good ideas  
5 here, but you've got something that's really, really,  
6 difficult you haven't addressed.

7 EARL: So you're raising excellent engineering  
8 points that do get - that you absolutely have to get worked  
9 out before any plat can be approved, and you're right that if  
10 we have a zoning change and we can't get a plat approved for  
11 technical reasons, and there could be others that we'll have  
12 to work through, that yeah we couldn't build a home on it.  
13 But the zoning - the question that we're bringing forward is  
14 that zoning question, is this an appropriate zoning change,  
15 and with the other parts of our application. And there are a  
16 host of technical engineering issues that do have to be  
17 resolved, but what the County looks for is do you have a way  
18 that we can see this happening? If we didn't have any access  
19 rights at all, then that would to me be the fundamental flaw.  
20 That we have to design it and it has to be engineered, and  
21 then they have to be paved with the, you know, exactly how  
22 that's engineered for the turns, all of those are technical  
23 issues, but if in the zoning process -

24 ABRAHAM: Commissioners, can you please put your  
25 phones on mute until you're ready to speak? Thank you.

1           RIGGINS: I thought you were getting a musical  
2    buildup there, I didn't -

3           EARL: Crescendo. But again, there's a lot of  
4    technical issues because if things end up changing we, you  
5    know, at this level if we were to move a road or move that,  
6    having engineered all of that would be a waste of funds, and  
7    so we do these things in conceptual format making sure we have  
8    the baseline items, like in this case, an easement right, and  
9    then -

10          ABRAHAM: I'm sorry. Commissioners, please put your  
11   phones on mute until you are ready to speak.

12          RIGGINS: Maybe.

13          ABRAHAM: Thank you.

14          EARL: So there are those technical issues. How it  
15   gets designed as we work with the fire team at the County,  
16   exactly what they will accept and not accept, those are  
17   important issues that have to be finally worked through, but  
18   at the zoning stage, I think it's sufficient. We do have the  
19   right to use it, we do have access. Exactly how that gets  
20   designed will ultimately have to be worked out and to make  
21   sure that it counts, and to your point, we have stipulations,  
22   we accept that is a risk. Any case that goes forward always  
23   has some degree of risk that the platting can't work, that the  
24   engineering can't work on the backend. That's kind of  
25   standard in our practice that some degree of risk. But we try



1 to reduce that risk as much as possible by identifying okay,  
2 well we have this part of that engineering figured out,  
3 exactly how that gets finally engineered and what the turning  
4 radii is, and what's the material, where the curbs are, those  
5 are things. The road is another example. We have a road, we  
6 know where the road's going. We have that figured into our  
7 plan. The question is what's the width, curb, gutter,  
8 sidewalk, exactly where the PUE gets placed, those are  
9 important issues that have to be resolved.

10 RIGGINS: And I respectfully disagree with the  
11 comment that every planning case has a - well I don't disagree  
12 with the concept that it has a slight chance it may not go  
13 forward. This one, however, has a large chance it might not  
14 go forward. You have a half mile 20 foot easement that you've  
15 pointed out. It isn't going to work for much. How you're  
16 going to deal with that and how you're going to incorporate  
17 that into this is a difficult, difficult aspect that at this  
18 point you haven't even considered. You've just said you have  
19 a 20 foot assessment half a mile long that connects into a  
20 quarter mile easement 30 foot wide. These things need to be  
21 stipulated in a much better fashion to give confidence that we  
22 can get you to the point to where a tentative plat approval  
23 can ever be made. At this point in time looking at this, I  
24 have my doubts that you can get there at all. And again,  
25 discussion of the road out to Meridian is specious at this

1 point. It's absolutely may or may not happen. That doesn't  
2 get 216 homes built in a cul-de-sac. The way that you've got  
3 specified here that you have identified some easements that  
4 exist in public records, that's the very beginning of it. Now  
5 what are you going to do with it? How are you going to make  
6 it so this can fit and have any chance whatsoever of ever  
7 being approved for a plat? And I am going to suggest,  
8 personally - we'll see what the Board thinks of it, and we  
9 also have public testimony to hear - but I think you need to  
10 do a little bit more work on this issue. That's my thought.  
11 And come back to us with something that in this case - in this  
12 aspect is a bit more concrete. Because this is too loose for  
13 such an important aspect of this case.

14 EARL: Is there an aspect of - you've talked about  
15 width and other things, I just want to be clear about what  
16 aspects of our plan is - do you think are insufficient? I  
17 just want to be clear.

18 RIGGINS: I am speaking strictly about access at  
19 this point.

20 EARL: Sorry, I mean which part of the access?  
21 Which design of the - I mean, so the legal right to use it is  
22 one. Are you - which aspects of the use of that are you  
23 concerned about?

24 RIGGINS: How does it design out? How does it  
25 design out. No, no, again now what we're - now what we're

1 discussing is we want to do a design on the floor during this  
2 meeting. This needs to be put into a fashion that can be  
3 reviewed by staff and looked at this Commission to where we  
4 see truly what's going to happen. A half mile 20 foot  
5 easement that, you know - whose easement is it? Did it start  
6 out being an electrical district easement? Is it an  
7 irrigation easement? Is there a ditch already in it? In that  
8 20 feet? What are you going to do with it? If it has to be  
9 fully improved, how are you going to improve it? What are you  
10 going to do? None of that's here. We don't have any of that,  
11 and it's critical to the approval of this case. It's  
12 critical. So as I say, in my opinion when we get to  
13 discussion, we need to still hear public testimony, there's  
14 work that needs to still be done on this to make this to where  
15 it has a chance of actually being able to work with the County  
16 and have it go forward. I think you've heard several  
17 Commissioners say that ugh, easement problem. So I've - I'll  
18 stop that at this point and we need to have public testimony  
19 and then you guys need to come back up. So let's stop that at  
20 this point, if that's acceptable.

21 EARL: And I would just - you're asking great  
22 engineering questions and that's beyond my paygrade, so that's  
23 why I'm referring - I'm looking at the engineer who can come  
24 up and speak to. It may not address your concerns of seeing a  
25 plan, but I think the issue's been raised, I'd like the chance

1 to address it with our engineer.

2 RIGGINS: And also it's not just engineering  
3 questions, it's political questions. Just because there's an  
4 easement there, doesn't necessarily mean that you have right  
5 to it. I mean I have plenty of easements that go through  
6 properties I've owned at time, it doesn't mean anybody and  
7 everybody can go ahead and use it for whatever they want.  
8 They're usually specific to an entity, and how all these  
9 things work has not been enumerated here. So it's not just an  
10 engineering question, it's also a political question and a  
11 situation of who has a right. What can you do? You need to  
12 show us more on how this is going to work because it's  
13 critical to your project and to the zoning. So let's go on  
14 with the process here and you guys can come back up after we  
15 have public testimony, if that's acceptable.

16 EARL: Would you like to hear from the engineer, is  
17 that allowed? Can we have him come up?

18 RIGGINS: If you wish to have the engineer come up.

19 EARL: (Inaudible).

20 RIGGINS: That would be fine.

21 HARTMAN: In rebuttal.

22 RIGGINS: Rebuttal would be a better time, but we  
23 can go ahead and do it now. Commissioner Mennenga.

24 MENNENGA: Can I ask a question and kind of get  
25 right to the point here about it?

1           RIGGINS: Well no, let's - we'll save your question  
2 when he -

3           MENNENGA: Yeah.

4           LENZ: Members of the Commission, Scott Lenz, United  
5 Engineering, 3205 West Ray Road, Chandler. One of the things  
6 about the access, the primary access on Red Fern has been  
7 addressed in the traffic study and of course as - I don't  
8 think I need to reiterate that we've got it to where it's  
9 going off the traffic signal. So I think the big, the biggest  
10 hang up is probably the secondary emergency access. Those  
11 easements are already irrigation, public utility and road  
12 easements. So they're currently road easements, so we're not  
13 taking a drainage easement and saying hey, there's our  
14 secondary access. As far as the condition of those roads now,  
15 as we all know they're gravel. I'm not going to say all  
16 weather because you're correct, sometimes the in-roads or the  
17 furrows or whatever get into them. One of things that is  
18 normally addressed during the next stage is what are we doing  
19 to do? Are we going to put more decomposed granite on it?  
20 Sometimes a chip seal. They're intended to be as secondary  
21 access, once Red Fern goes through, they're not even going to  
22 be require - or I'm not going to say they're not going to be  
23 required, but they're not going to be used as development  
24 develops out, they eventually go away. One of the things that  
25 the residents have made clear is that we do not want to make

1   them expressways so other people are using them and going  
2   through, and that was always the purpose of the gates. So as  
3   far as the condition they are today, and if the staff would  
4   like to see them, I would have to of course get the client to  
5   approve this, but we would be willing to, you know, if we  
6   needed to do some sort of decomposed granite for the width  
7   that the fire department would agree on, then that's something  
8   we could, we could do. And will do. I mean it'll be  
9   required, that's - when you get to the next stage, I mean  
10  those details are worked out, kind of like with the  
11  preliminary or the tentative plat, and then for sure into the  
12  final engineering stage.

13           RIGGINS: And in response to that, all the details  
14  that you just brought up should have been absolutely provided  
15  to staff to work through with and to present those details at  
16  this case, not something that's held in abeyance at some  
17  further point. And you may say that it is a public road  
18  easement, but I don't know it is. I don't know it is at all.  
19  And knowing utility easements, I would even say that I would  
20  have a doubt that it is an open road easement. So these are  
21  things that need to be brought forward so we can see what the  
22  feasibility is of this very, very important aspect of being  
23  able to go forward with this case. These things need to be  
24  brought to staff, they need to tell you what they need. We  
25  need to look at this in such a fashion to where we have some

1   certainty before we go forward.  So it's not just engineering,  
2   there's a lot of aspects to it.  And while you're up,  
3   Commissioner Mennenga, you had a question.

4               MENNENGA:  Well I have a question of the whole  
5   group.  I guess I'm going to come right to the point.  Do you  
6   want to do a continuation or denial, that's where we're at,  
7   okay?  This isn't going to go forward.  I've been at this for  
8   a long time, am I right?  This just - we're not ready for  
9   this, okay?  You don't want to answer that, that's fine.  I'm  
10  just going to come right to the point, okay?

11              RIGGINS:  Okay.  I would suggest, I would suggest at  
12  this point in time - we have a public portion of this meeting  
13  to go through - I would suggest at this point in time if the  
14  applicant thinks that it is an acceptable thing to do, we go  
15  ahead and end this portion of the meeting, go to the public  
16  portion, and then you folks come back up for rebuttal to  
17  discuss what comes out of that.  I think that would be the  
18  proper thing to do, if that's acceptable.

19              LENZ:  And the only thing I'll add, I don't want to  
20  extend it, I hear you loud and clear.  We did provide a letter  
21  to staff from our attorney analyzing those easement rights  
22  that are there today.  That's how you can see those properties  
23  that are otherwise landlocked.  It's the same series of  
24  easements that they use to get out anywhere, other than they  
25  would have landlocked properties.  And so it's giving

1 easements on edge sides of properties, so you get 15, I'll get  
2 15, and that's how that whole neighborhood worked in the first  
3 place, otherwise those people wouldn't have access to a public  
4 road at all. So using those rights, we provided that memo to  
5 staff analyzing that to, again, to document that we did have  
6 access to that emergency.

7 KEENAN: And so those roadway accesses are included  
8 within the Sun Valley HOA, the original CC&Rs that were done,  
9 and everybody within that Sun Valley HOA has access to those  
10 roadways.

11 RIGGINS: Again, at this Commission meeting, at this  
12 time, verbal assurances of what might potentially be able to  
13 happen without it running through staff for analysis and a  
14 discussion of exactly what this needs to be before it can be  
15 approved, is lacking. So like I say, at this time if we can  
16 disengage and go to the public portion, we'll have you back  
17 up. We're not done, but I think it's time to move to the next  
18 piece for a bit. Okay. At this point in time, then, we're  
19 going to open the public participation portion of this case  
20 and ask if there is anybody in the audience that wishes to  
21 come and speak to this case. Please. Come up to the mic  
22 please, and if you will, write your name and address on the  
23 log first and then before you begin speaking, tell us that  
24 same information.

25 DUNN: And address as well?



1 RIGGINS: Yes sir. Please.

2 DUNN: Takes a while.

3 RIGGINS: That's okay.

4 DUNN: I'm Mike Dunn. 38141 North Dunnbrokus Ranch  
5 Road in San Tan Valley. We're central in that map that's  
6 right over your head that runs right down through the center  
7 to the south of the development. I'm not going to say  
8 everything I'd like to say, but give you an overview, because  
9 I too would like to hear what's the determination of the  
10 questions that you've asked to them, to the developers. I'd  
11 like to know the other exit that they have, that they'll come  
12 up with. But I do want to say that if you notice on that map,  
13 three sides of that development are covered by horse property.  
14 The west side is covered by Queen Creek. I've had occasion to  
15 talk to Queen Creek. We're in the County, we're not in Queen  
16 Creek. It's my opinion that they could care less about horse  
17 property or anything else, it's how many houses can you fit on  
18 an acre. The developments to the south, that's west Combs  
19 Road, just north of West Combs Road, east of the high school  
20 as been pointed out by here, it's 10 houses to an acre or 12  
21 houses to an acre. When most of us purchased that property,  
22 it was supposed to be one home for 3.5 acres. Even this  
23 development is putting on about 10 houses per that 3.5 that we  
24 understood was happening. But what the developers have done  
25 is that is a good buffer. Most of us that live in the area

1    seen what's coming. If that area was incorporated into Queen  
2    Creek it would be another 10 or 12 houses per acre, so we're  
3    encouraged to work with this developer and our observation was  
4    correct. They've done a lot of work to work with the people  
5    in the area to try to provide for our needs. And I mean  
6    that's everything from large horse trailers to dust control,  
7    to everything else. And though I don't particularly like the  
8    developer to the north, if I had to have one, these are the  
9    guys I'd to have in there. Now, my family helped settle  
10   Arizona, so you and I probably crossed paths at one time or  
11   another. Back in the late 1800s when we purchased that  
12   property, we expected it to stay 3.5 per acre. We expected  
13   that. So the only question I'd ask this Board is, is this the  
14   direction the County's gonna go? Now I know we're buried in  
15   the middle of this development and at some point we're going  
16   to have to sell our place and maybe they'll bulldoze the  
17   house, but as we continue to move out further I would ask this  
18   Board to consider that. If you are gonna make it smaller,  
19   this is the developer to go with. And I'm sure they'll work  
20   out an exit, I've got confidence that these guys are sharp,  
21   they'll figure something out to satisfy both you guys and us.  
22   But I would sure like to see some of these places stay 3.5 per  
23   acre. For heaven's sakes, this used to be one of the counties  
24   that had more ropings in it on an afternoon than any other  
25   place, and it was a rural life. And by golly when I got here

1 there wasn't a hospital down there, there wasn't a Kentucky  
2 Fried, there wasn't all that, there was Combs High School and  
3 a lot of, a lot of acreage. And I commend you guys for asking  
4 the right questions, and I appreciate you.

5 RIGGINS: Thank you. And before you step down,  
6 before you step down, Commissioners, is there any questions of  
7 the participant here? None being, thank you very much. Vice  
8 Chair Hartman.

9 HARTMAN: What do you think about their proposed  
10 access to the west?

11 DUNN: Well I have the same concerns that you have.  
12 A single point access is not a good thing in anything, and as  
13 far as your - I'm glad you brought up the fire. It was our  
14 place that burnt there about a year ago. Fireman didn't even  
15 know where the fire hydrant was. We sat there and watched the  
16 house go down. So fire is important. And I understand  
17 they've already agreed to put another fire hydrant right in  
18 front of Jeff's place, which would have been a lot closer to  
19 our house, and that's, that's good. We'd like to see one come  
20 down that road too. I think there is other ingress/egress  
21 easements there that they could snag onto, and I think they  
22 might do that. And we'll continue working with them the best  
23 we can. Now, let me go back, I'd prefer it to stay 3.5, but  
24 if we have to go with the development, that's a better buffer  
25 than we've been shown in the past. Did that answer your

1 question, or?

2 HARTMAN: That does. Thank you.

3 DUNN: Thank you, partner.

4 HARTMAN: Thank you Mr. Dunn.

5 RIGGINS: Thank you very much. Do we have anybody  
6 else that wishes to come forward and speak to this case? If  
7 you could please sign your name and put your address down on  
8 the log, and then give that to us before you begin speaking  
9 please.

10 BROWN: You got it.

11 RIGGINS: Or say that to us before.

12 BROWN: My name is Jason Brown. I live at 64 West  
13 Red Fern Road. So to go back with Mr. Dunn, it's the exact  
14 same thing I have. When I first moved out here, I did not  
15 want these houses moving in. Meeting with the gentleman, they  
16 have been great to work with, they understood our concerns.  
17 We ourselves have a 38 foot horse trailer, we have 18 horses,  
18 we run a training facility out of there. So we obviously we  
19 want to be where we are right now. But working with these  
20 guys for the past two years, have been very helpful for us as  
21 I came from the Chandler area and seen where that has become,  
22 and we moved out here to stay away from that. But for what  
23 they're building here and listening to our concerns, and what  
24 we have to say to keep us, they've been great to work with.  
25 So your concerns are always the exact same of what we've

1 always had for the last two years, but I will commend on them  
2 working with the community versus just coming in and building  
3 apartments, or building some high density houses. So as me as  
4 a resident of the community, I do appreciate what these guys  
5 have done. They've heard to us. We are afraid of what would  
6 move in without them being there, so I will second that, that  
7 I do agree with these guys moving in there. I also understand  
8 what you're saying with the travel going east and west and  
9 what will that bring, but I do agree with these guys what  
10 they're doing. From a development standpoint, they've done a  
11 great job and I do second that. Is there any questions for  
12 me?

13 RIGGINS: Commissioners, any questions of the  
14 presenter? None being, thank you very much.

15 BROWN: Thank you.

16 RIGGINS: Do we have anybody else that wishes to  
17 come up and speak to this case? If you could please write  
18 your name and address down there.

19 PADILLA: My name is Stacey Dunn Padilla. I'm  
20 actually Mike's daughter. I live at the same address, at the  
21 38141 North Dunnbrokus Ranch Road. It's my understanding that  
22 if Queen Creek decides to come in an annex that piece, that  
23 you guys don't have anything to do with it, that you cannot  
24 stop it from happening. I've actually been extremely pleased  
25 sitting here listening to you guys asking the questions you're

1 asking. They've been a lot of the same questions we've had,  
2 and my biggest concern right now after listening to you talk  
3 and the developer talk, is that if this project does not go  
4 through, Queen Creek won't have the same problems with the  
5 access, they'll just put the road through because they already  
6 have annexed the properties on the side there. They'll come  
7 in and put larger houses, they won't care what we have. Just  
8 like they've done on the south side. There's basically  
9 glorified rental houses going in next to 3.3 acre, and  
10 actually right next to our property that's 10 acres. They  
11 don't care. There is actually a problem a little bit with the  
12 easements, because as a community we don't have the money to  
13 fight them when they decide to take our easements away. Is it  
14 legal? No it's not legal, but are they going to get away with  
15 taking easements because we as a community can't afford to  
16 fight them from taking them? Yeah, they'll probably get away  
17 with taking easements. So with a developer that for the last  
18 two and a half years has listened to everything that we have  
19 complained about, and they're willing to come in and do - I  
20 mean they still have to make money, they still have to put  
21 more houses per acre than we are really wanting to be here,  
22 but if Queen Creek comes in and annexes this piece, they could  
23 put apartments there and that would be horrible for us. So my  
24 opinion is if this developer can appease you guys, I think  
25 getting them in here before Queen Creek comes in and says

1 we're just going to forget Pinal County and we're going to do  
2 whatever we want on this piece, I think it's better for us as  
3 a community. So...

4 RIGGINS: Thank you. Commissioners, any questions  
5 of the presenter? None being, thank you very much. Do we  
6 have anybody else that wishes to come up? Please come up.

7 SALLAS: My name is Jeff Sallas, we live at 383 West  
8 Red Fern Road. We're about dead center of that project.  
9 We're new to the community, we moved in in January and as Mike  
10 and everybody has reiterated, I know the developers have  
11 worked really closely and addressed our concerns, whether it  
12 be easements pulling trailers out, or gates, or locations of  
13 gates, and I'm in agreement. I think that if Queen Creek  
14 takes over and annexes this, we're going to be stuck with  
15 multifamily residences like what's going in south on the other  
16 side of that high school, and I think that would drop the  
17 house - the property values and most likely increase - what's  
18 that? Most likely increase, potentially increase criminal  
19 activity, and that's really what I'm concerned about is the  
20 safety of my family. We also have horses and run a training  
21 facility out of our residence. So that's my biggest concern.  
22 Any questions?

23 RIGGINS: Commissioners, any questions of the  
24 presenter? Okay, thank you very much. Anyone else? Anybody  
25 else wish to come up and speak to this case? Please come up.

1 ABRAHAM: Commissioners, please put your phone on  
2 mute until you are ready to speak, thank you.

3 SOLOMON: My name's Cody Solomon, I live at 663 West  
4 Red Fern Road, just right next door to Jeff, so I'm kind of in  
5 the front line there. I just want to echo what my neighbors  
6 have said. These guys have been great to work with, I've been  
7 very impressed with them and they're really addressing our  
8 concerns. I appreciate the Board and the concerns posed  
9 today. You know, those are all legitimate and I appreciate  
10 you taking that look. I'm not a developer, I don't look at  
11 things from that perspective and so I appreciate you looking  
12 out for the community and that sort of thing. But I just  
13 wanted to echo what my neighbors had said, that these  
14 developers have really done an outstanding job of listening to  
15 our concerns and addressing those, and I, as a resident and  
16 neighbor over there, I appreciate that. So, that's it.

17 RIGGINS: Okay. Commissioners, any questions?  
18 Thank you very much. Do we have anybody else that wishes to  
19 come up? Yes, please come up.

20 JONES: My name is Stan Jones, I live at 205 West  
21 Red Fern Road. Just want to thank the Commission for their  
22 oversight and their experience and knowledge in being able to  
23 identify potential problems that would really impact the  
24 community in the immediate area down the future, I really  
25 appreciate your oversight. I just want to attest to my



1 colleagues or my neighbors the extreme willingness of Montage,  
2 Tim, Taylor, Sean to be able to work with us on so many  
3 levels, not only as a resident but a member of the Board for  
4 the HOA. We've been in from the beginning with Montage in  
5 this development. We've gone through a lot of different  
6 phases, a lot of different problems and issues that they are  
7 willing to work out, sit down with us, listen to our concerns  
8 and I echo my neighbors, and we would rather, you know - we  
9 really like working with this developer and they've done a  
10 great job. I know they'll get this issue with the additional  
11 access worked out. We as a Board for the HOA have some, also  
12 some additional possibilities that will help with this. So we  
13 understand the easement and access issues. We've been dealing  
14 with this for about like about two and a half, three years,  
15 and we'll work along with Montage to get this done. Like I  
16 said, they're a phenomenal group of individuals and really  
17 care about the community.

18 RIGGINS: Thank you very much. Commissioners, any  
19 questions? Any questions?

20 HARTMAN: Chair Riggins.

21 RIGGINS: Vice Chair Hartman.

22 HARTMAN: Is it Stan?

23 JONES: Yes sir.

24 HARTMAN: Stan, do you live on a 3.3 acre?

25 JONES: I do, sir.

1           HARTMAN: Okay. Do you have irrigation water rights  
2 on yours?

3           JONES: Yes.

4           HARTMAN: You do. Okay. So this - they have talked  
5 to you. Do you use some of those wells for your sources of  
6 irrigation?

7           JONES: We at this particular time we do not use the  
8 well for irrigation, we get our water from CAP.

9           HARTMAN: Okay, Salt River Project.

10          JONES: Yes. But our irrigation system is the same  
11 system that is on the well.

12          HARTMAN: Okay. All right. The main point was that  
13 you do have irrigation water rights and some - and your  
14 neighbors around you on the 3.3 acres, do they all have those  
15 irrigation water rights?

16          JONES: Yes sir.

17          HARTMAN: Okay, thank you. Thank you, Stan.

18          RIGGINS: Thank you, sir.

19          JONES: Thank you.

20          RIGGINS: Is there anybody else that wishes to come  
21 up? Anybody else that wishes to speak to this case? Anybody  
22 at all? There none being, we'll close the public  
23 participation portion of this case, and we will ask the  
24 applicant to come back up and speak to whatever issues they  
25 wish to speak to.

1 KEENAN: Do I need to - my name, Tim Keenan.

2 RIGGINS: Oh no, no, you're on.

3 KEENAN: Okay, thank you. I was wondering, can you  
4 read the stipulation regarding the fire access in whole?

5 RIGGINS: Well it's not fire access, it's access.

6 KEENAN: Vehicle access.

7 RIGGINS: Let me get back to it. Okay, would you -  
8 I'll read it in its entirety. This is on the PZ-PD-009-19,  
9 stipulation number 3. And it states: "Per Section 702.6 of  
10 the Pinal County Subdivision Regulations there shall be a  
11 minimum of two permanent access points to the subject  
12 property. Approval of adequate access or approval of a Waiver  
13 Request shall be approved by the County Engineer prior to the  
14 Tentative Plat going before the Planning and Zoning  
15 Commission."

16 KEENAN: And so right now we're bringing up the PAD  
17 and the zoning and the general plan. So we would have to work  
18 that out before the tentative plat comes before you.

19 RIGGINS: I would, I would respond to that in  
20 oftentimes not every single issue that has to be finalized is  
21 finalized at this phase of entitlement. That is beyond a  
22 shadow of a doubt true. But by the same token, this is a very  
23 egregious issue. This is a large issue, and there needs to be  
24 some more specificity to this so we can see how it can work.  
25 I would go so far as to say that what I heard in the public

1 presentations that we just heard, you have several landowners  
2 that have stated that they wish to work with you in this  
3 issue, and it sounds to me that a little bit more work on you  
4 folks' part and discussion of this could very well get this in  
5 a presentable form. That's an opinion on my part, I'm a  
6 single Commissioner, but that's what it looks like to me.

7 KEENAN: And Chairman Riggins, I respect your  
8 opinion. We've heard from many of the residents, I think most  
9 of the residents in there today, how they feel about the  
10 rezoning and how they feel about the general plan amendment  
11 and the PAD, and working with my company. And I - and to your  
12 question before, would we like a continuance or a decision, I  
13 would like a continue - or like a decision today.

14 RIGGINS: Well, okay.

15 KEENAN: Thank you.

16 RIGGINS: We'll see. Okay. Anything else?  
17 Commission Members, any questions of the applicant prior to  
18 them being seated? Okay, all right. Thank you very much.  
19 Okay, Commission Members, do we have discussion? Questions?

20 FLISS: Chairman, this is Commissioner Fliss and  
21 just for clarification.

22 RIGGINS: Which Commissioner?

23 FLISS: It seems to me - Commissioner Fliss.

24 RIGGINS: Fliss, yes, Commissioner Fliss.

25 FLISS: Okay. Just for clarification purposes, it

1 seems to me from what I've heard today that it would be  
2 appropriate to approve this at this stage because we're not  
3 (inaudible) on the tentative plat. And so (inaudible) helpful  
4 to have more details ironed out (inaudible).

5 RIGGINS: I didn't hear him well enough to know what  
6 he said.

7 ABRAHAM: Commissioner Fliss this is Steve.  
8 Basically you're saying that there are some details that need  
9 to be ironed out, but it appears that those details can be  
10 worked out if approval was to be recommended. Did I hear that  
11 correctly?

12 FLISS: That's correct, Steve, in that (inaudible)  
13 tentative plat that is when (inaudible) final approval  
14 (inaudible).

15 ABRAHAM: And just to summarize what you said,  
16 because you're cutting in and out, that you're okay with  
17 leaving some of these issues to the tentative plat stage  
18 because we have stipulations, essentially?

19 FLISS: That's correct.

20 RIGGINS: Okay.

21 ABRAHAM: Thank you.

22 RIGGINS: Other Commissioners?

23 POLLARD: Commissioner Pollard here.

24 RIGGINS: Okay, Commissioner Pollard.

25 POLLARD: I disagree. I think that what we have

1 before us isn't set in concrete kind of way, that our hands  
2 are tied because of the situation and the unsurety of what can  
3 happen, and the unknown of what can happen or not happen. I  
4 would not be in agreement with that.

5 RIGGINS: Okay. I will go ahead and also I'll join  
6 into the conversation at this point and I'll state between the  
7 various aspects of this plan that was presented by the  
8 applicant, and also the favorable testimony that came from  
9 people that live directly next to it, I would say that a great  
10 deal of this plan has been worked out in a favorable fashion,  
11 even though there are aspects of that that will still need to  
12 be decided down the road after an approval before a tentative  
13 plat. I don't think, just from my mind as I've seen it, that  
14 there is a great deal in these cases that have drawn  
15 unfavorable opinions from this Commission. Again, that's just  
16 my view. However, there is one incredibly difficult aspect  
17 that's been pointed out, and in my opinion the way this needs  
18 to be handled is a continuance needs to be granted, it needs  
19 to be worked on, they need to be back to show us how they  
20 fixed it. In my opinion, that's the way it needs to be  
21 handled, but then again I'm only one Commission Member. So I  
22 will again ask if there's further discussion or questions.  
23 What direction, what's the pleasure of the Commission?

24 DEL COTTO: Chairman Riggins.

25 RIGGINS: Yes, who is this?

1 DEL COTTO: Rand Del Cotto.

2 RIGGINS: Commissioner Del Cotto.

3 DEL COTTO: Yes, is there any chance for us, or me  
4 to direct a question to you right now, is that okay?

5 RIGGINS: To direct a question to the Commission?

6 DEL COTTO: Yes.

7 RIGGINS: Sure, of course.

8 DEL COTTO: So have you or have Vice Chair Hartman  
9 ever come across a situation like this before where there was  
10 big support from the community and it looked like it was a  
11 relatively, or an awful nice plan in a lot of respects? Is  
12 this just a matter of the developer and/or the engineering  
13 firm and what have you, is it just a matter of them taking a  
14 roll of the dice at this point in regards to wanting to move  
15 forward, realizing that they have to - they have to come up  
16 with an alternative for egress and ingress? Is it something  
17 you've seen before and you've allowed to move forward, rather  
18 than - rather than have a continuance?

19 RIGGINS: Vice Char Hartman, do you -

20 DEL COTTO: I know we've asked - I think maybe we've  
21 asked, or at least I've heard, after questions that you have  
22 raised that they don't really seem like they maybe have that  
23 particular exit strategy for egress or ingress, can we maybe  
24 try to have them elaborate on that if they still wish to move  
25 forward?

1 RIGGINS: Do you want to address that?

2 HARTMAN: Yeah, thank you.

3 RIGGINS: Vice Chair Hartman.

4 HARTMAN: Thank you, Chair Riggins. Commissioner  
5 Del Cotto, Vice Chair Hartman. I, in my longevity of being on  
6 this Commission, have seen cases like this where we have done  
7 continuances for lack of reasoning, but I personally on this  
8 case - and I've seen us send to the Supervisors ones that we  
9 should have done a continuance on, and they seem to make -  
10 they either make a remand, what they call a remand and send it  
11 back to us for further information and details, or they go  
12 ahead and vote on it. I'm not gonna - we sit on this  
13 Commission as judges and we're not really supposed to come out  
14 and say how we're gonna vote because that's not appropriate,  
15 so I'll wait until it comes time for a motion and then I will  
16 vote. But yes, we have seen situations like this where lack  
17 of information come before us. So that's my comment.

18 RIGGINS: And Commissioner Del Cotto, this is Scott  
19 Riggins. In respect to your question, every case, virtually,  
20 that comes before this Commission to go forward with a zoning  
21 change, there will be issues that have to be worked out after  
22 the fact before it can be finalized. That is a given. There  
23 always is. The question is, however, how large of issues do  
24 you leave not worked out. Various people could have different  
25 opinions on how large this is, but easement issues sometimes



1 can be very difficult to work out. If there are people that  
2 wish to cooperate, then they can be easier. But right now  
3 this County nor any other County I know of would approve a 216  
4 home cul-de-sac, and that's what this is. And we have  
5 purported easements that may be able to be used, okay that's  
6 fine. Bring it to us and show it to us. Let's see it. Let's  
7 see how you're gonna do it. Let's see how you have initial  
8 ideas on engineering, and let's see that you have continuous  
9 and legal access, and let's see if everybody agrees that a  
10 half a mile of 20 feet is enough to do what you want to do.  
11 And other aspects. There's a lot of questions here, and the  
12 time to get them to where they're less difficult to understand  
13 is before we pass this. Once we understand it better and  
14 staff sees it better, then we've taken care of a major problem  
15 and at that point hopefully we can go forward. But I think  
16 this is a major problem. So that's in response to your  
17 question.

18 MENNENGA: Scott.

19 DEL COTTO: Thank you.

20 RIGGINS: Any other - Commissioner Mennenga.

21 MENNENGA: Well, I move the Planning Commission  
22 forward a recommendation of denial -

23 RIGGINS: You have a - Commissioner Mennenga has a  
24 motion.

25 MENNENGA: I move the Planning Commission forward a

1 recommendation of denial of case PZ-PA-012-19.

2 RIGGINS: Okay, we have a motion for denial, do we  
3 have a second?

4 POLLARD: I second it.

5 RIGGINS: And this is whom?

6 POLLARD: Pollard.

7 RIGGINS: Pollard. Pollard has a motion.

8 Commissioner Pollard has a motion for denial. We probably  
9 should do a roll call vote with this.

10 RIGGINS: Again, a yes vote is for denial, a no vote  
11 is against denial.

12 ABRAHAM: Motion to recommend denial of case PZ-PA-  
13 012-19. Commissioner Ply.

14 PLY: Yes.

15 ABRAHAM: Commissioner Mennenga.

16 MENNENGA: Yes.

17 ABRAHAM: Commissioner Lizarraga. Commissioner  
18 Lizarraga?

19 LIZARRAGA: Yes.

20 ABRAHAM: Okay. Commissioner Fliss.

21 FLISS: No.

22 ABRAHAM: Commissioner Pollard.

23 POLLARD: Yes.

24 ABRAHAM: Commissioner Del Cotto.

25 DEL COTTO: Aye.

1 ABRAHAM: Vice Chair Hartman.

2 HARTMAN: No.

3 ABRAHAM: Chairman Riggins.

4 RIGGINS: No.

5 ABRAHAM: 1, 2, 3, 4, 5. The motion to deny carries  
6 by a vote of 5 to 3.

7 RIGGINS: Okay, then it has been denied. That is  
8 the first of three cases. Let's move onto case PZ-009-19.

9 MENNENGA: Scott.

10 RIGGINS: Commissioner Mennenga.

11 MENNENGA: I move the Planning and Zoning - I move  
12 the Planning Commission forward a recommendation of denial of  
13 case PZ-009-19.

14 RIGGINS: Okay, we have a motion, do we have a  
15 second?

16 PLY: Second.

17 RIGGINS: We have a second by Commissioner Ply.  
18 Okay, roll call vote, please.

19 ABRAHAM: Motion to deny case PZ-009-19.  
20 Commissioner Ply.

21 PLY: Yes.

22 ABRAHAM: Commissioner Mennenga.

23 MENNENGA: Yes.

24 ABRAHAM: Commissioner Lizarraga.

25 LIZARRAGA: Yes.

1 ABRAHAM: Commissioner Fliss.

2 FLISS: No.

3 ABRAHAM: Commissioner Pollard.

4 POLLARD: Yes.

5 ABRAHAM: Commissioner Del Cotto.

6 DEL COTTO: I'll say yes, and was my last vote was  
7 an aye, I assume that that was a yes, not a nay.

8 ABRAHAM: Yes, no we - I got it.

9 DEL COTTO: So on the first one I think you may have  
10 voted me wrong there.

11 RIGGINS: No, I don't think so.

12 ABRAHAM: No, I captured your vote to approve the  
13 motion to denial.

14 DEL COTTO: On the first one?

15 ABRAHAM: Yes I did. Yes sir.

16 DEL COTTO: Okay.

17 ABRAHAM: Okay.

18 DEL COTTO: This is the second yes.

19 ABRAHAM: Okay. Again motion to deny case PZ-009-

20 19. Vice Chair Hartman.

21 HARTMAN: No.

22 ABRAHAM: Chairman Riggins.

23 RIGGINS: No.

24 ABRAHAM: 1, 2, 3, 4, 5. Again, the motion carries.

25 A motion to - recommendation of denial by a vote of 5 to 3.

1 RIGGINS: Okay. We have another case to vote on,  
2 which is PZ-PD-009-19. Commissioner Mennenga.

3 MENNENGA: I move the Planning Commission forward a  
4 recommendation of denial of case number PZ-PD-009-19.

5 RIGGINS: We have a motion, do we have a second.

6 POLLARD: Commissioner Pollard.

7 RIGGINS: Commissioner Pollard, do you have a  
8 second?

9 POLLARD: Yes.

10 RIGGINS: Okay. We have a motion and second. Let's  
11 go ahead and call the question, and do a roll call vote.

12 ABRAHAM: Motion to deny case PZ-PD-009-19.  
13 Commissioner Ply.

14 PLY: Yes.

15 ABRAHAM: Commissioner Mennenga.

16 MENNENGA: Yes.

17 ABRAHAM: Commissioner Lizarraga.

18 LIZARRAGA: Yes.

19 ABRAHAM: Commissioner Fliss.

20 FLISS: No.

21 ABRAHAM: Commissioner Pollard.

22 POLLARD: Yes.

23 ABRAHAM: Commissioner Del Cotto.

24 DEL COTTO: Yes.

25 ABRAHAM: Vice Chair Hartman.

1 HARTMAN: No.

2 ABRAHAM: Chairman Riggins.

3 RIGGINS: No.

4 ABRAHAM: Motion carries by a vote of 5 to 3.

5 RIGGINS: Okay. Okay, gentlemen, thank you for your  
6 participation. Okay, would we like to have a -

7 HARTMAN: Break.

8 RIGGINS: Yeah. We'll go ahead and take - let's  
9 make it a 15 minute break.

10 ABRAHAM: Very good.

11 RIGGINS: So it is noon straight up, we will  
12 reconvene at 12:15.

13 [Break]

14 RIGGINS: Well we readjourn our recess and announce  
15 that we are going to take a lunch recess for 45 minutes and  
16 all of us are to be back at 1:00 for readjournment.

17 [Break]

18 RIGGINS: We will reconvene the regular meeting of  
19 the Pinal County Planning and Zoning Commission at 1:04 on  
20 Thursday, September 17<sup>th</sup>. Our first order of business on the  
21 agenda is a tentative plat. It is S-028-19.

22 EVANGELOPOULOS: Mr. Chair, Commission Members.  
23 This is a tentative plat case.

24 RIGGINS: I think you'll need to get slightly closer  
25 to your mic.

1 EVANGELOPOULOS: Mr. Chair, Commission Members.

2 RIGGINS: Perfect. Perfect.

3 EVANGELOPOULOS: This is a tentative plat case.

4 It's the Bella Vista Parcels C and D. It's case S-028-19,  
5 lots 1 to 525, tracts A through QQ. It's located east of  
6 Union Pacific Railroad, half a mile north of Bella Vista Road,  
7 half a mile west of Sierra Vista, and south of Skyline in the  
8 San Tan Valley area of Pinal County unincorporated area. It's  
9 about 155.12 acres. The developer/owner is El Dorado Land  
10 Development, Inc. and the engineer is Hilgart Wilson LLC.  
11 This is the location of the project north of Arizona Farms,  
12 north of Bella Vista within the San Tan Valley area. We see  
13 here the project is right, right east of Union Pacific  
14 Railroad and north of Bella Vista Road. This is an aerial  
15 photograph. This is the zoning. Zoning is CR-2/PAD and CR-  
16 3/PAD, and the zoning cases were back in 2011, 02/11 and the  
17 02/11 for the PZ and the PD case that were approved back then.  
18 This is the Comprehensive Plan, Moderate to Low Density  
19 Residential to 3.5 development units per acre. These are the  
20 development standards for both CR-T and CR - CR-2 and CR-3 the  
21 way they were approved back in those cases. So we're gonna  
22 have two sizes of lots, one of them is 8,000 square feet, and  
23 the other one is approximately 5,000 square feet, with a 2.9  
24 and 3.9 density respectively. This is the tentative plat  
25 submittal. These are different aspects of the development.

1 Different parts. This is another aerial photograph of the  
2 site, and it's right north of Central Arizona College, San Tan  
3 Campus. It's mostly agricultural land right now. This is  
4 looking north. This is looking north on one of the roads,  
5 it's the Central Road right above the college. This is  
6 looking south towards the college - the Central Arizona  
7 College, the San Tan Campus. This is looking east, the same  
8 view, same situation. You have some alfalfa (inaudible)  
9 flowering. This is looking west and you see a canal, an  
10 irrigation canal over there, and one of the burrowing owls  
11 that was there while I was taking a photograph. The  
12 recommendation is approval with 9 stipulations. Any questions  
13 on this one?

14 RIGGINS: Commissioners, any questions of staff's  
15 presentation on this tentative plat? Commissioners on the  
16 phone? Vice Chair?

17 HARTMAN: No.

18 RIGGINS: No questions, okay. Thank you very much.

19 EVANGELOPOULOS: You're welcome.

20 RIGGINS: So will the applicant come up? Do we have  
21 the applicant? Oops. Well that's the first time this has  
22 ever happened to me in my entire life.

23 EVANGELOPOULOS: No that's not, that's not them.

24 RIGGINS: We have a whole bunch there.

25 EVANGELOPOULOS: They're for another case.



1 RIGGINS: Well.

2 ABRAHAM: Well Mr. Chair, you - on tentative plat  
3 cases since they're administrative by the Commission, you can  
4 approve, deny or continue.

5 RIGGINS: Huh. That's interesting to have something  
6 that's entirely new. We don't have the applicant here. Any  
7 discussion among the Commission concerning the implications of  
8 same? Vice Chair Hartman.

9 HARTMAN: Thank you, Chair Riggins. Steve, Evan,  
10 this is a double-sided question. What are your thoughts? I  
11 mean we normally, when it gets this far with a tentative plat,  
12 we normally kind of rubberstamp it.

13 ABRAHAM: Yeah.

14 HARTMAN: You know, I mean we ask them how they're  
15 doing and all that and whatever, but -

16 EVANGELOPOULOS: He requested - I mean when they  
17 submitted the tentative plat, I requested a few changes with  
18 the entry/exit points. They provided the changes, so at this  
19 point I am fine with it. It's pretty much the way it was  
20 approved back then.

21 HARTMAN: On the other hand -

22 POLLARD: Pollard.

23 RIGGINS: Go ahead, Commissioner Pollard.

24 POLLARD: Were they notified in plenty of time that  
25 the hearing was going to be today?

1 EVANGELOPOULOS: Yes. Yeah, absolutely. Yeah, they  
2 knew it was today.

3 POLLARD: Okay.

4 HARTMAN: Chair Riggins.

5 RIGGINS: Vice Chair Hartman.

6 RIGGINS: Thank you, Chair Riggins. Evan, would  
7 this - if we were to approve this, would this kind of set a  
8 precedence that other applicants on tentative plat would say -

9 RIGGINS: That's what I'm afraid of right there.

10 HARTMAN: - we don't need to come? They'll -

11 EVANGELOPOULOS: That's a great question. I cannot  
12 answer if you setting a precedent.

13 HARTMAN: We are setting a precedent.

14 EVANGELOPOULOS: Okay. I can ask you back, have you  
15 ever denied a tentative plat that's been preapproved by a PAD?

16 RIGGINS: Mm hm.

17 HARTMAN: Can we do a continuance on a tentative  
18 plat?

19 EVANGELOPOULOS: Because of no presence?

20 RIGGINS: There's two ways that we could go forward  
21 with this. We could get a Commission vote to put this case in  
22 recess status until the end of the meeting to see if per  
23 chance the applicant shows up.

24 ABRAHAM: That's a great idea. There may have been  
25 traffic or something that we don't know about.

1           RIGGINS: Yeah. Yeah, and so that would require a  
2 motion to recess this case to re-examine what we're going to  
3 do with it before the termination of the regular meeting.

4           ABRAHAM: Very good.

5           PLY: (Inaudible) make a motion.

6           RIGGINS: We have a motion from Commissioner Ply for  
7 a recess to reconsider the motion - or the case - prior to  
8 adjournment of this meeting, do I have a second?

9           HARTMAN: I'll second it.

10          RIGGINS: Vice Chair Hartman seconds it. All in  
11 favor, signify by saying aye.

12          COLLECTIVE: Aye.

13          RIGGINS: All right, then the case will be the -  
14 will be reopened and we will review our options at that point  
15 in time before the adjournment of this meeting. So let's move  
16 onto our next tentative plat which is - I'll find the number  
17 here in just a second - is it S-011-20. Is the applicant here  
18 for this one? Okay, I just thought I'd check.

19          OLGIN: Is my hanging mask distracting?

20          RIGGINS: Not in the slightest. Thank you for  
21 allowing us to hear you better.

22          HARTMAN: Yeah.

23          OLGIN: It shows that I care by having it just in  
24 case.

25          RIGGINS: Please go right ahead.

1                   OLGIN: Yes sir. Okay, what happened? Good  
2   afternoon Chair, Vice Chair, Commission, Gilbert Olgin,  
3   planner with Pinal County. I'll be conducting this next case.  
4   As you mentioned, it's S-011-20. And for those who are at  
5   home, the applicant is in the audience here to speak if you  
6   wish to ask some questions. A simple case, a tentative plat  
7   for Red Rock Village VIA. Location's located southeast of  
8   Interstate 10, south of Sasco Road, south of Red Rock Loop,  
9   and within the Red Rock community. This case has 167 lots.  
10   The size specific to this is going to be a little over 34  
11   acres. The owner/developer is Bob Bambauer, the engineer's  
12   Atwell-Group LLC. This is case is all the way south down by  
13   Marana, as you can see from the star that's on the map for  
14   those of you at home. So next is the area map and it shows  
15   you more of a detail location. The area that we're talking  
16   about is the red square, if you will, the red box that's  
17   indicated there on the map. Here's an aerial map that kind of  
18   gives you more detail and more perspective as to the area  
19   we're looking at. So this a little confusing but I'll get  
20   into those details in a minute. The actual subdivision itself  
21   is specific to a portion of this property in yellow and I'll  
22   show you in another map coming up. Here's another area map  
23   that gives you a more perspective, a close-up, and shows you  
24   the 600 foot range around the property. All the standards.  
25   It's a CR-3/PAD. The front setbacks are going to be 10 feet,

1 8 feet on the side, 10 feet in the rear, and the minimum lot  
2 size is 4,500 square feet. The average lot size is 5,447 feet  
3 with a minimum lot width of 25 feet. So if you're - I'm sure  
4 you're all familiar with this. Here is an image that shows  
5 you the actual plat itself. Here's a cover sheet, gives you  
6 kind of an overall as to what we look at. This also details a  
7 lot of the zoning information and more details about the  
8 amount of lots, zoning, and also the tracts. This gives you  
9 more detail on tracts and also the specifics on the  
10 (inaudible), and also the lot dimensions which are right here.  
11 This more focuses on the actual roadways itself. This sheet  
12 now starts to break into what we're looking at in regards to  
13 the lots and how this actual piece lays out. It shows you  
14 points of ingress/egress into the lots, there's actually two  
15 here that kind of traverse into this subdivision. It's a  
16 typical lot subdivision that you would see within the County.  
17 You - I should say the Commission has approved other cases for  
18 Red Rock, I think this would be the 5<sup>th</sup> time, I believe that's  
19 coming to you. Sheet 5 gives you more detail on the lots that  
20 we're talking about and their specifics. It also details  
21 tracts and how it kind of locates to existing subdivisions and  
22 what's to the south, which is vacant land. Here's the map I  
23 was talking about. So this is a great image that I had the  
24 Atwell do for us that gives you specifics on our lot that  
25 we're speaking of. It's only this piece here. And just to

1 help you get better perspective, there's the piece that we're  
2 talking about, and here's the map that gives you that - there  
3 you go, this is the one that gives you the actual detail how  
4 this lays out and where it's at right here. So here's an  
5 image of the property looking to the north. Here's another  
6 image looking to the south. You all should be familiar with  
7 these images (inaudible). I've been to the lots several times  
8 and some of this area has not been constructed yet. Here's  
9 one looking to the east. Another image looking to the west.  
10 Simple case, really not a whole lot here to get into details.  
11 Staff is in support, recommends approval. There is 10  
12 stipulations, some of them coming from our traffic engineer  
13 and also our engineering side. So I got no issues on this  
14 case. If you wish to ask me questions, I'd be happy to answer  
15 them. If you have questions for the applicant, he's here.

16 RIGGINS: Vice Chair Hartman.

17 HARTMAN: Thank you Chair Riggins. Gilbert, on the  
18 motion it has written, it says 1 through 7, but there's  
19 actually 10 stipulations.

20 OLGIN: That must be a typo. It's supposed to say -  
21 we have 7, I think it's conditions of approval that we go  
22 through that is specified. Is that an error? It should say  
23 that we agreed through 1 through 7 for our reasoning for the  
24 case itself. As you read the report, it goes into 7 reasons  
25 as to why we feel that this case should be supported and

1 should be approved, and that's typically what that refers to.

2 HARTMAN: Okay, my purpose is just to correct the  
3 record.

4 OLGIN: Sure.

5 HARTMAN: All right, thank you.

6 RIGGINS: Other Commissioners, any questions of  
7 staff on this tentative plat? None at all. So could we -  
8 thank you very much for the report. Could the applicant come  
9 up and guide us through his request.

10 BAMBAUER: Thank you Mr. Commissioner,  
11 Commissioners. My name's Bob Bambauer, Sun Belt Holdings.  
12 We're the developer and owner of Red Rock. As Gilbert said, I  
13 think you've seen Village V, Village VIIIA, Village VIIIB and  
14 now this is Village VIA. We have sold the first parcel, 91  
15 lots, to Richmond American Homes and we've got two new home  
16 builders that are looking to purchase Village V and Village  
17 VIIIA, and then this Village VIA would be the next one we'd  
18 hope to sell to a builder once we get through the engineering  
19 process, and we'd appreciate your support. That's all I've  
20 got.

21 RIGGINS: Okay. Does the Commission have any  
22 questions of the applicant? Vice Chair Hartman.

23 HARTMAN: Thank you Chair Riggins. Bob, on the 10  
24 stipulations, how far are we in completing those?

25 BAMBAUER: We agree with all the stipulations.

1 HARTMAN: Okay.

2 BAMBAUER: The final plans and the final plat will  
3 be submitted as soon as we get the, hopefully approval letter,  
4 from the P&Z, and those will address all the stipulations.

5 HARTMAN: Okay. All right. Then you're moving  
6 along.

7 BAMBAUER: Yes.

8 HARTMAN: Okay, thank you.

9 RIGGINS: Okay, do we have any other questions at  
10 all? Any comments? Then we're probably ready for a motion.

11 ABRAHAM: Mr. Chair, quick procedural note. With  
12 the Vice Chair's clarification on the stips, you can use the  
13 recommended motion on page 5 of your staff report. Thank you.

14 RIGGINS: Very good. Note to the Commissioners. So  
15 are we ready for a motion? Vice Chair Hartman.

16 HARTMAN: Thank you, Chair Riggins. I move to  
17 approve findings 1 through 10 as set forth in the staff report  
18 and approve the tentative plat in Planning Case S-011-20 with  
19 the 10 stipulations.

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

21 LIZARRAGA: Lizarraga, second it.

22 RIGGINS: Is that Lizarraga? Commissioner Lizarraga  
23 seconds the motion. All those in favor signify by saying aye.

24 COLLECTIVE: Aye.

25 RIGGINS: Opposed? The motion passes unanimously.



1 Thank you. Okay, we move from tentative plats, I believe to  
2 Comprehensive Plan Amendments. Our first case is PZ-PA-004-  
3 20.

4 ABRAHAM: Mr. Chair?

5 RIGGINS: Yes sir.

6 ABRAHAM: May I ask a favor?

7 RIGGINS: It depends.

8 ABRAHAM: Can we move case PZ-PA-006-20 first? We  
9 need to get our expert here for the other cases, so just to  
10 keep the meeting moving.

11 RIGGINS: Oh okay. Okay. Is the applicant here and  
12 prepared on case PZ-PA-006-20? You would not have any  
13 problems moving it forward in the agenda? Okay, the applicant  
14 approves of the agenda change, so we will wait for resident  
15 experts to be in presence before we tackle the first two  
16 general plan amendments, and we will move on now to PZ-PA-006-  
17 20.

18 ABRAHAM: Oh, and one other procedural note, to keep  
19 the public hearing open during the duration of all three  
20 cases, and then close it at the end. You can - under state  
21 law you have to have one public hearing, so we can talk about  
22 them individually, but don't close the public hearing.

23 RIGGINS: A general plan amendment has to be -

24 ABRAHAM: One public hearing, yes.

25 RIGGINS: One public hearing on all cases.

1 ABRAHAM: On all cases, yeah. But what we can do is  
2 you open the public hearing for each case, just don't close it  
3 until the end.

4 RIGGINS: All right. I'm game, that's okay.

5 DEOKAR: Sorry for the delay.

6 RIGGINS: Virtual meetings have delays.

7 DEOKAR: Well thank you, thank you for your patience  
8 and -

9 RIGGINS: Not a problem.

10 ABRAHAM: Hold on Sangeeta before you go,  
11 Commissioner Pollard that's going to be 462.

12 POLLARD: Got it. Got it. Thank you so much.

13 ABRAHAM: Sure.

14 DEOKAR: Just coming to a point where we begin that  
15 presentation. Okay. Good afternoon, Chair, Vice Chair,  
16 Commission Members, Sangeeta Deokar presenting the case PZ-PA-  
17 006-20. This is the SunDog Energy Center. It's a proposal to  
18 change the Comprehensive Plan designation from Moderate Low  
19 Density Residential to Green Energy Production. The total  
20 acreage for this is 1,624 acres. Location is along Highway  
21 287 in Coolidge and Eloy area, Pinal County. The applicant is  
22 Lonesome Valley Farms and the agent, Susan Innis, from  
23 Invenergy. She's also present here. This is the County map  
24 showing the location of this project and the proposal. One  
25 can see that it's in the central portion of the County and

1 zoom down to the project location on the vicinity map which  
2 shows that this is the unincorporated area of Pinal County,  
3 which is surrounded by the incorporated - sorry, it is the  
4 unincorporated area surrounded by the incorporated areas of  
5 cities of Coolidge on the east side, the southern side Eloy,  
6 and Casa Grande on the west. The Comprehensive Plan  
7 designation shows again the Moderate Low Density Residential  
8 which is 1 to 3.5 dwelling units per acre. The aerial  
9 photograph again showing the location of the various parcels  
10 and again showing the extent of this whole project. There is  
11 a parcel to the south with is surrounded by the City of Eloy.  
12 Again, this is the further zoomed down zoning showing the map  
13 which shows, again, the extent of the project, with the Kleck  
14 Road on the northern portion, intersected - this whole parcel  
15 is being intersected by the Highway 287. There's a portion to  
16 the southern portion of this, so it's the whole parcel - the  
17 whole project is going to be divided between the Highway 287  
18 on the north and southern portion of the County. This map  
19 actually shows the site posting locations. The red dots  
20 indicate the smaller signs that were posted, and the yellow  
21 dots and the pins show the larger sign boards that were  
22 posted. There were 45 of those, the smaller ones, 6 of the  
23 larger ones along the major roads and intersections that were  
24 being posted. Site posting photographs showing the multiple  
25 locations, and ensuring that the posting reached out to all

1 property owners and people crossing those roads and having to  
2 know that this is the project proposal in this area. Some of  
3 the concerns that we kind of have been discussing was the  
4 location of the site, which is cut across by a large open  
5 space corridor which is being proposed in our Comprehensive  
6 Plan as a major open space corridor that connects, you know,  
7 it's part of the drainage patterns and also follows the  
8 historic Anza Trail that was there earlier. So just to give  
9 you a perspective of this open space corridor and the trail  
10 map that was - the original trail that you'll see on the left-  
11 hand side and the location shown by - of the project shown by  
12 that red circle, that blue line is the line that indicates the  
13 historic Anza Corridor which was there and the adopted trail  
14 for this was shifted later on and you can see in the right -  
15 on the right side the historic trail being shifted southern  
16 and then taken on the western side. So there was a change in  
17 that trail and that disconnected that open space corridor  
18 which connects the north and south portions of the open space,  
19 but the trail was separated from that. So basically again  
20 showing a zoomed down location of this open space corridor  
21 which kind of was left and kind of disconnected from the trail  
22 and the location of the proposal that kind of is showing like  
23 it actually crosses north/south. Covers over, I would say, 50  
24 percent of the parcels of this project. It's originally  
25 basically that open space corridor did align with the

1 watersheds that were existing earlier and right now they seem  
2 to have kind of lost that connect with that open space  
3 corridor. The project overview for this, its current  
4 conditions are agricultural land. All parcels are irrigated  
5 farmland, it's largely a flat topography that no native  
6 habitats as kind of supported, which are, you know,  
7 (inaudible). And there are no federally listed threatened or  
8 endangered species except for the west burrowing owl and the  
9 antelope jackrabbit (inaudible) within 5 miles of this site.  
10 This is the images of those species. The project proposal is,  
11 again, 1,642 acres, capacity's 200 megawatt photovoltaic solar  
12 project with battery energy storage. Location is near an  
13 existing Pinal Central Substation, and of course the project  
14 would have the solar field, the (inaudible) and all of this  
15 part of the site plan which is not yet detailed out. Some of  
16 the staff findings and concerns was largely of the open space  
17 corridor that cuts across this whole project north/south.  
18 Letters that we received, public response, we received three  
19 letters with concerns of reduced property values and increased  
20 heat island effect of this, and that - those were kind of -  
21 those were the letters that had those concerns itself which  
22 have been in your packet to. With agency comments, we have  
23 received no comments even from the cities of Coolidge or Eloy  
24 and the CAC comments that we had the 5<sup>th</sup> of September, we had  
25 the CAC meeting. They did support recommendation of approval

1 with - considering that open space with reasonable width as  
2 recommended by the County. Staff recommends approval with an  
3 open space corridor of 300 feet wide, and if you have any  
4 questions we also have the applicant here, and also Kent  
5 Taylor, the Director of Open Space and Trails, if you have any  
6 questions for - regarding this open space corridor.

7 RIGGINS: Okay. Do we have questions,  
8 Commissioners? Vice Chair Hartman.

9 HARTMAN: Thank you Chair Riggins. Sangeeta, did  
10 you say 200 feet on the open space? 200 feet wide? How many  
11 feet wide on the open space?

12 DEOKAR: 300.

13 HARTMAN: 3?

14 DEOKAR: Yes.

15 HARTMAN: Okay, gosh that's.... And my question is,  
16 on that open space, is that - does that duplicate the drainage  
17 of the north branch of the Santa Cruz?

18 DEOKAR: This would definitely need further  
19 discussions and more detailed analysis with the, I would say,  
20 Flood District and with the Open Space and Trails Director,  
21 and then to reach a consensus exactly where it would be. The  
22 discussions for this are ongoing with the applicant. They did  
23 share a map, but we have not at this stage approved anything  
24 that is exactly where that would be.

25 HARTMAN: Okay, my other question is why didn't the

1 Anza Trail piggyback on this open space?

2 DEOKAR: I would let Kent talk about this more, and  
3 shed some light on that.

4 HARTMAN: All right. All right.

5 DEOKAR: Thank you.

6 RIGGINS: Before you step down, Commissioner  
7 Pollard, you had a question?

8 POLLARD: Yes, Commissioner Hartman just answered  
9 that question for me on that last question that he asked.

10 RIGGINS: Okay.

11 POLLARD: The other question I have is I'm just  
12 going to ask it because I don't know another way to ask it, is  
13 why did it need to be so big all of a sudden? Why can't we do  
14 this to see what impact it has, and then vote on the rest of  
15 it? Why does it have to be such a large project all at once?  
16 I guess that's my question.

17 DEOKAR: I would - I would assume that the - there's  
18 a single owner for this whole area, and they have been  
19 approached - I mean they approached the applicant to take it  
20 forward, so I mean that's all I can say.

21 RIGGINS: Okay. Other questions Commissioners? I  
22 have a question.

23 DEL COTTO: (Inaudible).

24 RIGGINS: Who is it?

25 DEL COTTO: Commissioner Del Cotto.

1 RIGGINS: This is Commissioner Del Cotto, please go  
2 ahead.

3 DEL COTTO: I was just wondering if (inaudible).

4 DEOKAR: I'm sorry, I did not get the question  
5 clearly.

6 HARTMAN: Where does the power go.

7 ABRAHAM: Commissioner Del Cotto, did you - you  
8 wanted to know where does the power go from the facility?

9 DEL COTTO: Yeah, who's going to be receiving this  
10 sounds like a ton of solar.

11 ABRAHAM: Let's have the applicant address the power  
12 sharing agreement.

13 RIGGINS: Okay. I have a question. On your map of  
14 open spaces, there is - and maybe you've already addressed  
15 this and I missed it - but there is a corridor of open space  
16 that calls itself existing open space that goes down the  
17 Storey Cottonwood Road alignment.

18 DEOKAR: Yes, okay.

19 RIGGINS: Would it be better for Kent to...

20 DEOKAR: Yeah, he (inaudible).

21 RIGGINS: Not a problem, not a problem at all. So,  
22 no further questions, we will go ahead and have our trails  
23 expert come up. Kent, if you would, please.

24 TAYLOR: Good afternoon Chairman, Commissioners,  
25 Kent Taylor Director of Open Space and Trails. So I'll see if



1 I can answer - if I can remember that far.

2 RIGGINS: I'll ask it again.

3 TAYLOR: Okay, thank you. I've been around you long  
4 enough, Chair, that I know that you will not forget. So just  
5 some, I think Vice Chair Hartman was asking about the history  
6 of the corridor and the trail. So, and the short answer to  
7 this is yes, that is the parallel and consistent with the  
8 actual Anza trip corridor from the late 1700s. The trail and  
9 open space corridor were married together in the original Open  
10 Space and Trails Master Plan. We began doing some early  
11 implementation work, had some early discussions with the Gila  
12 River Indian Community which is where that corridor leaves the  
13 County, goes through their community, goes back out just west  
14 of Maricopa. The early indications from the Gila River Indian  
15 Community was they were not interested in having the  
16 recreational trail component go through their lands, so we -  
17 the County went back, revisited that trail corridor and got to  
18 the same place going via a different direction, and that's how  
19 those two separated. The open space piece still remained  
20 because that is still consistently with - or consistent with  
21 the historic Anza Travel Corridor, and that's how that piece  
22 remained in the Open Space and Trails Master Plan.

23 HARTMAN: Question.

24 RIGGINS: Vice Chair Hartman.

25 HARTMAN: Thank you. Kent, so what you're saying is

1 the north branch of the Santa Cruz is basically what the Anza  
2 Trail followed?

3 TAYLOR: Yes. And so a little history, if I could  
4 real quick. I went over this with the Citizens Advisory  
5 Commission. So if you're not familiar with the Anza  
6 Expedition, late 1700s from middle of Mexico north, and then  
7 west through Arizona, through California to San Francisco.  
8 Basically they found San Francisco Bay. And they left Mexico  
9 with about 300 people in the party, of that 300 over half were  
10 women and children. Plus all of their livestock that went  
11 with that: horses, cattle, pigs, all their food, went with  
12 that excursion. As near as we can tell and when they  
13 translated Anza's diary, I mean they - that's how they came  
14 to, the National Park Service came to the conclusion where  
15 that corridor goes by interpreting that diary. They, you  
16 know, with that large of a group going through the Sonoran  
17 Desert and desert in California, they had to travel closely by  
18 water to get from place to place. So the theory is that yes,  
19 through that corridor there was probably water. And if you  
20 look at - if you look at aerial maps you can kind of see the  
21 green corridors coming up from the south part of the County,  
22 you can see them pass this project heading towards the Gila.  
23 It's now intersected by, you know, highways, railroads, farms,  
24 communities. So - and as I said a couple weeks ago, you know,  
25 that's the nearest we can tell. I'm old, but I wasn't around

1 in 1700, so I can't tell you exactly where that water went,  
2 but the theory is that that's how they traversed Pinal County.

3 HARTMAN: Okay. The Anza Trail now goes over to the  
4 Maricopa-Casa Grande highway and then it goes around the Gila  
5 River west.

6 TAYLOR: Correct.

7 HARTMAN: Okay. And so are you proposing that the  
8 Anza Trail will still go through this property, or?

9 TAYLOR: I think we have opportunity to do some  
10 other more localized trail planning that would be consistent,  
11 you know, again consistent with our Trails and Open Space  
12 Master Plan that would, you know, go through this corridor,  
13 but end at the Gila River Indian Community since we're not  
14 going to go much further than that, and kind of connect some  
15 more of the regional trail network and communities through  
16 that piece, and then still be able to commemorate and  
17 publicize the actual historic corridor.

18 HARTMAN: Okay. Did this Anza Trail - refresh my  
19 memory - did it go by the Casa Grande ruins and then head  
20 west?

21 TAYLOR: It didn't go as far east as the ruins.  
22 They were - they stopped and camped a little farther west, but  
23 they made - and I can't remember how many trips from their  
24 camp to the Casa Grande Ruins, yes.

25 HARTMAN: Okay, thank you.

1           TAYLOR: Oh, and one other note about the trip in  
2 case you didn't know. So that long trip, they had - they  
3 ended the trip with more people in the group than they left  
4 with because they had several births along the way, and they  
5 only had one death.

6           RIGGINS: Other Commissioners, questions? Okay.

7           TAYLOR: And I think you had a question on this  
8 other corridor that's there?

9           RIGGINS: Well I have a couple of three questions,  
10 but we can talk about the corridor first.

11          TAYLOR: And actually I think that's - it's colored  
12 green, but I believe that's an actual trail corridor, not an  
13 open space corridor. Is that correct? So that's the  
14 connectivity for a regional trail between Coolidge and Casa  
15 Grande, along the Cottonwood Storey Road alignment.

16          RIGGINS: Okay, so that's an actual -

17          TAYLOR: That's an actual trail corridor.

18          RIGGINS: Actual fixed and -

19          TAYLOR: Well it's not there yet, but it was in - so  
20 as it's designated in our -

21          RIGGINS: But its legal accessibility is fixed.

22          TAYLOR: Yes, yes.

23          RIGGINS: Not the trail, but the legal accessibility  
24 is completed.

25          TAYLOR: That's correct. That's correct. Well

1   there's legal right-of-way there, but not for a trail yet.   So  
2   that would be the distinguishing piece there, yes.

3               RIGGINS:   And tell us about the legal status of the  
4   proposed de Anza northern branch alignment.

5               TAYLOR:   So we - and some more department history,  
6   we were - our department's relatively new - 2013.   We have our  
7   Trails and Open Space Master Plan on the trail and open space  
8   side, reimplementation-wise, we have three national level  
9   trails within the County.   We have the Arizona National Scenic  
10   Trail, which is totally complete.   We have the CAP National  
11   Recreation Trail, which we have done a site-specific master  
12   plan on, and we are implementing that as we speak.   And then  
13   we have the Anza National Historic Trail.   We have not done  
14   anything site-specific as far as a master plan for the Anza  
15   Trail.   So we have not - we have not done - if you remember  
16   what we did with the CAP Trail, we have not got to that level  
17   with the Anza Trail, and it would be my, you know, it would be  
18   my guess that's next on the implementation schedule now that  
19   we've gone this far with the other two national level trails.

20              RIGGINS:   Okay.

21              POLLARD:   Chair Hartman.

22              RIGGINS:   What Commissioner?

23              POLLARD:   This is Commissioner Pollard.

24              RIGGINS:   Oh, Commissioner Pollard, please go ahead.

25              POLLARD:   Before you go farther in your question, I

1 think (inaudible) that I ask mine right now, is that why it  
2 needs to be so big and so large (inaudible)?

3 ABRAHAM: Commissioner Pollard, are you referring to  
4 the width of the open space corridor, or the width of the  
5 entire project? Or the size of the project.

6 POLLARD: The width of the - the size of the  
7 project. The big section, not the little section, but the big  
8 section. Are we trying to keep that so big so we can keep  
9 intact that whole corridor?

10 ABRAHAM: Well, I think we're going to hear from the  
11 applicant that they would like to talk about that corridor and  
12 that width moving forward. Staff is recommending a 300 foot  
13 width through the project.

14 POLLARD: Yeah, I didn't know that this was the  
15 person to answer that question, I apologize.

16 ABRAHAM: Oh no, that's quite all right. We'll let  
17 the applicant present and then we can get some more clarity.

18 RIGGINS: Okay. Okay. Any more questions of our  
19 trail specialist Kent? None being.

20 TAYLOR: Thank you.

21 RIGGINS: Thank you very much. So at this time  
22 we'll go ahead and ask the applicant to come forward, and if  
23 you'll please sign your names and addresses in, and then give  
24 us those verbally prior to beginning your presentation.

25 HARTMAN: Chair.

1 RIGGINS: Vice Chair Hartman.

2 HARTMAN: Thank you Chair Riggins. While we're  
3 taking a little break, Steve's talking to the applicants, but  
4 I had the honor of sitting in the Citizens Advisory Committee  
5 and Sangeeta did an excellent job of presenting the case  
6 there. I was just a bystander because I had to take my wife  
7 over there. But anyway, it worked out real good because I got  
8 to listen to - Sangeeta, how many citizen advisory members are  
9 there?

10 DEOKAR: 10.

11 HARTMAN: 10?

12 DEOKAR: Yes.

13 HARTMAN: And they asked some really good questions,  
14 and I hope that those question will, you know, come back. But  
15 I do, as a Commission Member, want to give them credit for  
16 coming over and asking the questions that they did on this  
17 energy green Comprehensive Plan amendment. Thank you.

18 DEOKAR: Thank you.

19 POLLARD: Commissioner Hartman. I mean Commissioner  
20 Riggins.

21 RIGGINS: Yes, Commissioner Pollard.

22 POLLARD: Commissioner Pollard again. I just -  
23 being virtual we don't see who's up there and I didn't really  
24 get the beginning of who that speaker was, and so I apologize  
25 for stepping the ranks a little bit.

1           RIGGINS: Oh, not a problem at all. We all are  
2 struggling through these type of meeting formats, so we do the  
3 best we can. Did Steve break the computer?

4           ABRAHAM: No, I actually fixed it.

5           RIGGINS: Oh.

6           ABRAHAM: Okay, and then I'd like to forward this  
7 presentation to our Commissioners on the telephone as well.  
8 So if you - oh you did? So Commissioners, the SunDog Energy  
9 Center presentation should be arriving to you real soon here.

10          RIGGINS: We didn't have that?

11          ABRAHAM: Okay, Susan please.

12          RIGGINS: Okay.

13          INNIS: Good afternoon, my name is Susan Innis. I'm  
14 with Invenergy. My business address is 1401 17<sup>th</sup> Street, Suite  
15 1100, in Denver, Colorado 80203. Chairman, Members of the  
16 Commission, thanks very much for your time today. You've had  
17 a packed agenda, so I will keep my remarks brief. Sangeeta  
18 did a great job presenting an overview of the project, so I  
19 just wanted to introduce my company who's proposing to develop  
20 this solar project and explain to you a little bit what we  
21 have in mind. Invenergy is the world's largest privately-held  
22 sustainable energy company. We've developed over 160 projects  
23 across North America, Europe and Asia, a total of 25,000  
24 megawatts, worth about \$33 billion in investments. Our  
25 company employs over 1,000 people. Our U.S. headquarters is



1 in Chicago, and I'm based in our Denver regional office and  
2 manage our development of solar, wind and battery storage  
3 projects across the southwest. We take partnerships with  
4 communities very seriously. We have strong commitments to  
5 giving back to the local economy. Obviously we pay wages and  
6 benefits, lease payments to landowners, sales and property  
7 taxes. We also have a strong, charitable giving component,  
8 and a big commitment to hiring military veterans and  
9 reservists. The SunDog Energy Center we're proposing here in  
10 unincorporated Pinal County is proposed to be up to 200  
11 megawatts on 1,600 acres. The actual footprint of the solar  
12 project on the property, about 30 to 50 percent of those  
13 acreage would be covered with solar panels, and the remainder  
14 of the acreage is for sort of the ancillary equipment we use  
15 to transmit that energy. We collect it from each of the rows  
16 of panels through a series of underground wires, then we  
17 change the voltage from DC current to AC current, step it up  
18 and feed it into the transmission grid. And the reason for  
19 the size of this project is simply economies of scale. The  
20 largest solar projects going in across the country these days  
21 around the order of 500 to 600 megawatts. So by Arizona  
22 standards, this is on par with what Eloy and Coolidge have  
23 approved for similar projects in the area. And the attraction  
24 for this particular site on the Lonesome Valley Farm property  
25 is the proximity to Salt River Project's Pinal Central

1 Substation over by the fairgrounds. And you can see that on  
2 the map, we've got a little red triangle here. And the  
3 fairgrounds, you can see the racetrack is that big oval across  
4 the street there. The solar panels use photovoltaic  
5 technology to capture the energy in the sunshine. This is the  
6 racking system we install on. These are steel posts mounted  
7 into the ground and then the solar panels sit on top of that,  
8 and then they track on a single axis and follow the sun to  
9 maximize energy production. We've recently started using  
10 what's called bifacial panels where we actually have solar  
11 cells on both the top and bottom of the panels. So not only  
12 do they collect the sunshine shining directly down on them,  
13 but also any sunshine that's bounced off the ground  
14 underneath. So with reflective sandy conditions in this area,  
15 that'll boost our solar production. We estimate the project  
16 benefits here would include between 200 and 400 short term  
17 construction jobs, approximately 3-5 fulltime operations jobs,  
18 property and sales tax revenue for the County. These projects  
19 also have a minimal impact on local infrastructure services on  
20 the environment. There's no noise, there's no pollution, it's  
21 a pretty quiet neighbor. And during all of the construction  
22 and our long-term operations, we do a lot of business in the  
23 local area. So we do also see additional benefits from  
24 increased economic activity in the local area. Sangeeta  
25 mentioned we had a couple of public comments and I want to

1    thank - we've got some neighbors to the project who are here  
2    today and have been very patient as they've waited through the  
3    whole hearing, so really appreciate them participating in the  
4    process today and sharing their questions and concerns about  
5    the project. What we've heard so far from the community are  
6    some concerns about environmental impacts, the heat island  
7    effect, and potential property value impacts. I can tell you  
8    from the environmental perspective, we've reviewed the tool  
9    through - excuse me, reviewed the project through Arizona Game  
10   and Fish Department's Environmental Review Tool, that's their  
11   online mapper that flags any high level concerns. That report  
12   we included in our application that's in your packet showed  
13   there are no important wildlife area or habitats on the site  
14   or within 5 miles. We also, in addition to that online  
15   mapping tool, we do on the ground site-specific due diligence.  
16   At this site we've done a Phase 1 ESA, a site characterization  
17   study that included desktop wetland delineation, and we've  
18   done soil sampling, Geotech studies and topographic studies.  
19   One of the other concerns we heard from the public was about  
20   the potential for a heat island effect, and that's essentially  
21   like when you go into a big city and you're surrounded by  
22   concrete and it feels hot because the concrete soaks up the  
23   energy all day and then dissipates it back out. Some research  
24   has shown that solar panels can do the same thing and so  
25   immediately around the solar panels it's probably going to be

1 a little bit warmer feeling than it is farther away from the  
2 panels. We've seen studies that show that that effect of that  
3 additional heat can't be measured as you get more than 100  
4 feet away from the panels. So we don't believe that's going  
5 to be a concern for any of these adjacent property owners in  
6 the area. We've also had a number of folks express concerns  
7 about property values. You'll probably hear some of that  
8 during the public comments today, and we certainly respect  
9 that folks make a big investment when they purchase property,  
10 either for homes to live in or as an investment for future  
11 development. We've looked at this issue across the country at  
12 pretty much every project we've developed, and there's really  
13 not any evidence to support any negative impact. And in fact  
14 for agricultural properties hosting solar projects like this,  
15 generate additional solar income from the lease agreements and  
16 that can hedge volatile commodity prices. I know a number of  
17 counties in Arizona have filed - farmers have filed for  
18 drought assistance because it's been a tough farming year, so  
19 this additional income from leasing land for solar provides a  
20 hedge against that. I think I addressed the question about  
21 size. There was also a question about where the power is  
22 going to go. We do have an interconnection agreement. Salt  
23 River Project has studied our project to make sure they have  
24 room for the capacity at that Pinal Central Substation, so we  
25 have an agreement pending with them for the engineering on

1 that. And then we are actively marketing the project, looking  
2 for somebody to sign a power purchase agreement. Salt River  
3 Project is a natural potential purchaser of the energy from  
4 this facility. You may have heard in the news in the last  
5 couple weeks they signed a big deal over in Eloy to have a  
6 solar project feed the Boeing facility up in Mesa. So in  
7 addition to the utilities, there are also large corporate  
8 customers that often buy power from facilities like this. So  
9 while we don't have a power purchase agreement yet, we're  
10 hoping that by going through Pinal County's permitting process  
11 that will show potential buyers our commitment to developing  
12 this project and show them that we have de-risked it and it's  
13 a good investment for them to make. That was all I had for  
14 you, I'm happy to answer any questions.

15 RIGGINS: Vice Chair Hartman.

16 HARTMAN: Thank you Chair Riggins. Susan, I  
17 remembered you said something about you're going to have  
18 battery storage also on this site? Would you elaborate on  
19 that a little bit because that's always been the big hang-up  
20 of solar energy, it's only good as long as there's sun. And  
21 then my other question is, would this smoke, haze that we have  
22 today, would that reflect upon the energy production level of  
23 your solar panels?

24 INNIS: I appreciate both those questions. The  
25 first one, the smoke in the air, yes. I have heard in

1 California, in the pacific northwest where the wildfires are  
2 pretty bad, they have seen some decline in rooftop solar  
3 production. I haven't seen any numbers, but that is a  
4 potential concern. This is great solar resource. You guys  
5 know better than I do how much the signs here, so it's a  
6 fantastic place for a solar generating facility like this.  
7 And then Mr. Hartman, to answer your question about the  
8 battery energy storage, you're exactly right. We put in  
9 batteries these days at pretty much every project we're  
10 developing so that the energy that's generated during the heat  
11 of the day we can store in batteries and then deliver it into  
12 the grid, into the evening after the sun has set, but we're  
13 all still using power in our homes and businesses. So  
14 especially here in Arizona, I think most of the projects that  
15 will be going in will include a battery storage component.

16 HARTMAN: Thank you.

17 RIGGINS: Commissioners, other questions of the  
18 applicant?

19 POLLARD: Commissioner Pollard.

20 RIGGINS: Commissioner Pollard.

21 POLLARD: Yes, every panel has a lifespan, what is  
22 the lifespan of the panel, may I ask?

23 INNIS: That's a good question. I think these days  
24 we're looking at something like 25 to 30 years for the  
25 lifetime of the panels.

1 POLLARD: Okay.

2 RIGGINS: Other Commissioners? Okay. Vice Chair  
3 Hartman.

4 HARTMAN: Susan, one more thing that you mentioned  
5 at the Citizens Advisory Commission but not here, was that at  
6 the end of that 35 years period, if this was not - the site  
7 wasn't going to be used anymore, what would you do with it?

8 INNIS: Yeah, thanks for that question, Vice  
9 Chairman, I appreciate that. We do have a clause in our lease  
10 agreement with the landowner that we will fully decommission  
11 the project and in his case we actually agreed to post a bond  
12 to cover those costs in the event something happens - there's  
13 a bankruptcy, he will be made whole at the end of the project.  
14 So we restore it so that his family could use it for continued  
15 agriculture or whatever other sort of development they want to  
16 pursue at that point.

17 HARTMAN: Very good, thank you.

18 INNIS: I should also mention we really appreciated  
19 working with the planning staff, Sangeeta and Kent Taylor from  
20 the Open Space Department on the historic trail corridor and  
21 proposed open space corridor through the project area. This  
22 is on private land and the County currently doesn't have any  
23 easements or other formal agreements with the landowner, but  
24 we recognize the importance of preserving open space in the  
25 community, so we're happy to agree to a more narrow corridor

1 and discussing with staff exactly what that looks like as we  
2 come back through, hopefully, the rezoning and site plan  
3 review process.

4 RIGGINS: Vice Chair.

5 HARTMAN: Thank you, Chair Riggins. Susan, one more  
6 question that you answered in the other - how are these units  
7 going to be connected? With overhead power lines and  
8 whatever, or whatever.

9 INNIS: Yeah, let me go back to the map of the  
10 project area. So we are just over a mile from the Pinal  
11 Central Substation and what we would do is have a collector  
12 system between all of the solar panels that feeds into a  
13 series of inverters, and then a small project substation on  
14 our project site. From there, we would have an overhead  
15 powerline that would connect into the Canal Central  
16 Substation, and we would go through the State powerline siting  
17 committee for approval of that transmission line route and  
18 technology to make sure it's safe and so forth.

19 HARTMAN: But the solar panels themselves would be  
20 connected by underground wire?

21 INNIS: Yep, underground low voltage cables.

22 HARTMAN: Okay, thank you. That's it.

23 RIGGINS: You brought up the de Anza trail corridor.  
24 How mature are your conversations at this point with Pinal  
25 County concerning what the eventual dimensions of such a thing



1     could be?

2                 INNIS: Yeah, I think in Sangeeta's presentation she  
3     was suggesting 300 feet. We were hoping to shrink the  
4     corridor and shift it to one side of the property. That's  
5     sort of consistent with what we've seen in a planned area  
6     development that was approved by the City of Eloy just south  
7     of this area. There's a housing development that kept some  
8     narrow green space corridors in their development, so to  
9     preserve, you know, this proposed open space sort of  
10    hypothetical corridor, we'd recommend, you know, we reserve a  
11    portion of land on the west side of the project along existing  
12    roads. I think in the staff report we saw 200 feet, and today  
13    we saw 300 feet. We had initially proposed something like 50  
14    to 100 feet, but in that range is much easier for us to plan  
15    around than a half a mile wide corridor. And I should also  
16    mention the existing trail along Storey and Cottonwood, we  
17    will plan around that and leave space for that trail to go in.  
18    I haven't reviewed the title commitments for those parcels in  
19    a while, but if there's no existing easement, obviously the  
20    property owner would work with the County on that.

21                RIGGINS: Just a correction, I don't think 300 feet  
22    is quite a half a mile.

23                INNIS: The original open space corridor proposed  
24    through the area is a half a mile wide. That would make our  
25    solar project unworkable if we had to fit panels around that.

1     What staff recommended today was 300 feet wide.

2                 RIGGINS:   Half a mile is over 2,500 feet.

3                 INNIS:    Yes.

4                 RIGGINS:   I didn't see anything on here that said  
5     anything about 2,500 feet.

6                 ABRAHAM:   Mr. Chair if I could jump in.   The  
7     original corridor on the Comprehensive Plan is a half a mile.

8                 RIGGINS:   I stand corrected then.

9                 ABRAHAM:   Yeah, and staff's okay with shrinking that  
10    down to 300 feet.

11                RIGGINS:   Okay.   Okay.

12                HARTMAN:   Chair.

13                RIGGINS:   Vice Chair Hartman.

14                HARTMAN:   Steve, one question to you.   Now this is  
15    only the Comprehensive Plan change request for a change, this  
16    case would come back before us through Planning Zoning for a  
17    zoning change?

18                ABRAHAM:   Yes it would.

19                HARTMAN:   So a lot of the questions that weren't  
20    answered today will be addressed at the zoning request.

21                ABRAHAM:   That's correct.   You'll see a much more  
22    detailed site plan, you'll see much more detailed  
23    infrastructure plans.   You'll see a trail corridor going  
24    through the property, or on the western side, depending on -  
25    and I'll just go ahead and tackle that issue right now, that

1 if the Commission would like to forward this, part of your  
2 motion we're going to need some policy direction on how big of  
3 that corridor you'd like to see because there appears to be  
4 some disagreement between staff and the applicant on that.

5 RIGGINS: Okay. Okay. Any other questions of the  
6 applicant at this time? We will probably have you come back  
7 up, but thank you very much.

8 INNIS: Thank you for your time.

9 RIGGINS: We will open the public participation  
10 portion of this case, not to be closed for the rest of the  
11 afternoon. But it is open now. Is there anyone in the  
12 audience that wishes to come up and speak to this general plan  
13 amendment? If you could please put your name and address down  
14 first please?

15 R. MCQUILLEN: You got it. My name is Richard  
16 McQuillen. Lifelong resident of Casa Grande and Pinal County.  
17 My address is 402 East Paseo de Enrique in Casa Grande. I  
18 have some concerns as we have some horse property that are -  
19 you can look up there encased around it. So three sides of  
20 the - our horse property is surrounded, is going to be  
21 surrounded by solar panels. This is a little disturbing  
22 because we, you know, I thought one of the fans of Pinal Canal  
23 keep, you know, the agriculture, the openness and all of a  
24 sudden now I'm going to be surrounded by solar panels. So the  
25 visual impact is really - I mean we already have one eyesore,

1 you know, the Phoenix Mart, so now you're going to drive down  
2 387 and see solar panels everywhere, so that's just - that  
3 doesn't sit well with me. What else? I guess the - I was  
4 looking at some of the Comprehensive Plan that you guys have,  
5 the Pinal County, and it just looks like you guys are kind of  
6 moving things around to make it fit into this stuff. Like  
7 this, this corridor thing kind of threw me off a little bit  
8 because I thought well that was cool, that whole corridor, but  
9 then hearing comments that they're moving stuff a little bit  
10 to help them put their solar panels. I'm like okay, that was  
11 history but okay yeah you can move history around, I guess, if  
12 you want to, so.... Yeah, and I was - we kind of got some more  
13 information about like how is this going to actually help  
14 Pinal County. We have enough energy, I know that. I don't  
15 think we're hurting for energy anywhere, and I'm pretty sure  
16 this energy's going to go to California. So if it's to help  
17 Pinal County, I understood that. But this, to me this is like  
18 a money making machine that they're gonna drop on our property  
19 and lease it for 30 years or whatever, to transfer energy to  
20 another state. So that doesn't sit with me very well as well,  
21 so yeah, my property val - I have horse property, I've got  
22 corrals, and you know, an arena and everything, and I won't be  
23 able to sell that property to another horse lover because  
24 there's solar panels everywhere. So I mean me being a - you  
25 know, if I went to go look for a place, that's the last place

1 I'd look to put my horses. So I just - and it kind of popped  
2 up out of nowhere. We got a flyer on our house maybe, maybe  
3 less than a month ago and it said they're only obligated to  
4 tell people within 500 feet of the area. So that - I guess  
5 that's policy, but it seems like what the - you know? I was a  
6 little thrown back on that, but I appreciate the Board and  
7 everything that you guys do. I watched you all day and I'm  
8 very impressed with you all, so I appreciate you letting me  
9 talk to you guys.

10 RIGGINS: Don't go away. Any questions of the  
11 presenter?

12 HARTMAN: Chair Riggins?

13 RIGGINS: Vice Chair Hartman.

14 HARTMAN: I didn't get your first name.

15 R. MCQUILLEN: Richard.

16 HARTMAN: Okay. A lot of the questions, in my  
17 opinion a lot of the questions that you're asking us or  
18 telling us, is going to come up in the zoning, when it's  
19 actually zoned. Because then there'll be setbacks, there'll  
20 be buffers, there'll be screening, there'll be all kinds of  
21 things that you as a resident and - will be able to interject  
22 into what happens and how it will affect your - actually  
23 affect - today we're just looking at the Comprehensive Plan  
24 saying that this might be an energy source.

25 R. MCQUILLEN: Okay.

1           HARTMAN: And then during the zoning process, then  
2 that's when it really is important. I was down in Gila Bend  
3 and they have numerous solar sites down there, and I was going  
4 to a farm to the north of Gila Bend, and I was amazed at the  
5 wall that they built out in the middle of nowhere to screen  
6 off the solar sites. I guess it was because of the reflection  
7 or whatever, it had something to do with the solar and the -  
8 these people can do a lot of things, if it's economical. So  
9 that's - your points are really well taken. As a farmer, I'm  
10 basically against all this solar energy stuff, but anyway, it  
11 -

12           R. MCQUILLEN: I appreciate that, yeah.

13           HARTMAN: And like I said earlier, with this smoke  
14 over - covering that we have, cuts down on their energy  
15 production, so you know, it's got its disadvantages at times  
16 also. Thank you. Thank you, Chair.

17           RIGGINS: I just have one comment and maybe I'm not  
18 answering a question you asked, but I thought I heard you ask  
19 it concerning the shape of this proposal, the way it weaves in  
20 and out and all those things. Well it really is, this is a  
21 single property owner's amendment.

22           R. MCQUILLEN: I get that.

23           RIGGINS: Yeah. So it has no reason to be that  
24 shape other than ownership. That's the only reason it's that  
25 way. Okay. All right, thank you very much.

1 R. MCQUILLEN: Thank you.

2 RIGGINS: Do we have anybody else that wishes to  
3 come up and speak to this case?

4 S. MCQUILLEN: Hi.

5 RIGGINS: Hello.

6 S. MCQUILLEN: I'm Stacy McQuillen, kind of by  
7 marriage related to him, but we live separately. I actually  
8 live at 2192 West Legend Court, which his in the neighborhood  
9 that is gonna be surrounded three ways by the solar panel  
10 farm. If you go out there to our area, it is completely wide  
11 open. You can even see Phoenix Mart from where we're at. A  
12 wall surrounding, you know, solar panels cuts down on that.  
13 We moved out there because it was very rural, very quiet. I  
14 understand that in their presentation they said that the solar  
15 panels were quiet, well anytime you have that much  
16 electricity, energy running, there's going to be a hum and it  
17 is very, very, very close to our neighborhood. We just had  
18 four houses built there within the last year. The neighbors  
19 couldn't make it today, the majority of them I've spoken to.  
20 They would not have purchased their homes knowing that there  
21 was a solar panel farm going in around us. I mean it's - I  
22 understand why they picked this one, the farmers wanting to  
23 lease it out for the 35 years, but it affects our living  
24 there. We moved there because it's - I'm nervous - because  
25 it's rural, not because we want solar panels surrounding us.

1 Would you go to a neighborhood and buy a house with solar  
2 panels within a mile on three sides of you? With block walls  
3 blocking it? We're all opposed. There would be more here  
4 today if they weren't traveling. We have some that spend half  
5 their time in Canada and the other half here. They couldn't  
6 be here today. Nobody in that neighborhood wants it. If they  
7 want to buy us out of our houses, then we'll be more than  
8 happy to, but to be forced to live there, there's no way  
9 anybody who would walk into that neighborhood of 12 houses and  
10 go yeah let's live here, there's solar panels here, solar  
11 panels here, solar panels here. We don't need it in Pinal  
12 County, you already have so many of them. We don't need more.  
13 We're not Gila Bend. That's all.

14 RIGGINS: Commissioners, any questions? Comments?  
15 Thank you very much. Anybody - yes please, please come up.

16 BATES: Hi, my name is Gary Bates and I live at 5028  
17 Del Pueblo Avenue in Las Vegas, Nevada, so not a resident  
18 here. Wife and I do own a parcel of land on Storey Road right  
19 near Tweedy, so we're literally right across the street from  
20 where the solar project is. We bought this land several years  
21 ago as an investment hoping the area would grow and develop  
22 someday and we'd make some money off of it. The financial  
23 collapse of 2008 kind of changed that plan as property values  
24 plummeted and we've seen it slowly increase. I think this  
25 project is going to put an end to all that. I am a licensed



1 real estate agent in Nevada, I do commercial and residential  
2 real estate. We've done investment in I think seven different  
3 states on different projects, commercial and residential  
4 properties, so I have some experience in this. Susan was kind  
5 of enough to send me a report that they base their - part of  
6 their understanding on impact of property values and I looked  
7 through that report and it's a little more mixed, I think,  
8 than what you might think. The report is done by a professor  
9 at the University of Texas in Austin and they did a survey of  
10 different ways, and one of the surveys was just public opinion  
11 asking people, you know, what do you think of - would you buy  
12 a house across from a solar project. They made a point that  
13 these are people that would not be as familiar with solar or  
14 whatever. 70 percent of the people said they would not. Now  
15 if I develop my property and put some houses on it or  
16 whatever, and 70 percent of the market disappeared, those  
17 property values are going to plummet. It's supply and demand  
18 with that large of a market, and just the fear of it. It may  
19 not be rational, doesn't matter, it's the fear of it. Other  
20 studies showed research from realtor.com and things like that  
21 they put in there, and as high as 50 percent of those  
22 respondents said they would not. The most data intensive part  
23 of it was a survey of appraisers throughout the country  
24 appraising their feelings about appraisals, the impact of  
25 property values on houses near solar projects, and they - a

1 couple different - well basically what they said, they said  
2 the averages suggest that respondents estimate the greater  
3 proximity of the utility scale solar installations is linked  
4 to a more negative property value impact, and those impacts  
5 would be larger as the size of the solar installation  
6 increases, and they go through several different studies that  
7 back that up. So basically the larger the solar project - and  
8 the projects they surveyed went up to 100 megawatts, this  
9 project is 200. So this is twice the size of anything that  
10 they surveyed. So the larger the project, the greater the  
11 negativity impact on property values, and the closer  
12 proximity. And they broke it down to 100 feet, 500 feet, etc.  
13 up to a mile away. Anything within 500 feet was negatively  
14 impacted. 100 feet had the greatest impact, 500 feet was  
15 impacted as well. Now if you look at the boundaries of this,  
16 everybody that got notice of here within 500 feet of the  
17 project. So, every property owner that got notified of this  
18 project is at risk of property values dropping, and because of  
19 the shape of it, it's irregularly shaped, you couldn't ask for  
20 probably more maximum exposure to people within 500 feet just  
21 from the design of it. I understand it's a single property  
22 owner and that's why they did the lease, it's easy negotiating  
23 with one lease than to try to consolidate and get, you know,  
24 several leases on property, but it's just going to impact  
25 property values throughout this whole area, all around it, and

1   there was - we had a zoom conference with the developers a  
2   week ago and I think every person that dialed into that was  
3   opposed to it. All these property owners just have the same  
4   fear, it's going to negatively impact the property values  
5   around. And the things they could do to try to mitigate that  
6   - put up fences or whatever, it's just going to, like you say,  
7   it's going to obstruct the views, feel more walled in. I mean  
8   our property's actually surrounded on three sides, but we're  
9   literally across the street from one of them, so I can't  
10   imagine anybody's going to want to build or buy that land.  
11   Not for living on anyway.

12           RIGGINS: Commissioners, any questions? Thank you  
13   very much. Anybody else in the audience wish to give  
14   testimony in this case? Okay, well we will not close the  
15   case, or the public participation, but we will call the  
16   applicant back, please. I heard quite a bit of concern among  
17   neighbors with property value issues. Pretty sincere  
18   comments, could you address that please?

19           INNIS: Sure. There have been a number of different  
20   studies. I shared one of them with the applicant and  
21   encouraged him to find other research to send to me showing  
22   that there is an impact. We've seen studies both ways, to be  
23   quite honest with you. If we wanted to find out what's  
24   happening in Pinal County with respect to the solar projects  
25   here, we could probably call the tax assessor's office and

1 find out what the impacts have been, because there are a  
2 number of large solar projects that have gone online in the  
3 County and in the jurisdictions, and the incorporated parts  
4 inside the County. So you could find out first-hand from the  
5 tax assessor, but I think with the items that Vice Chairman  
6 Hartman mentioned would be addressed during zoning, you know,  
7 we can look at buffers, we can look at landscaping, we can  
8 look at masonry walls, things like that to mitigate the  
9 impacts. I encouraged the landowners who have contacted me to  
10 take a drive around and look at the existing solar projects  
11 and get a sense for what they actually look and feel like. I  
12 think a lot of folks picture things that are a little bit  
13 scarier than they end up being once they're built. I don't  
14 know if anybody's actually taken me up on that, but there are  
15 quite a number of projects up and running in the area, and  
16 several under construction that will be online in the next  
17 year or so.

18 RIGGINS: Well there is one just down the street  
19 from you, so I imagine that they have been able to see them.

20 Other Commissioners, questions of the applicant?

21 POLLARD: Commissioner Pollard.

22 RIGGINS: Go ahead Commissioner Pollard.

23 POLLARD: Do we have any idea to the question that  
24 was asked by the homeowner of where this power is going to be  
25 going? Is it going to be staying in Arizona? Is it going to

1 be staying in Pinal County, or is it in fact going to other  
2 states, and other municipalities?

3 INNIS: At this point in time we don't have a  
4 purchaser of the power, however, we do have an interconnection  
5 at SRP's Pinal Central Substation, so the power would first go  
6 to SRP here in Arizona.

7 POLLARD: But you don't have that in writing, you  
8 only have that as a potential, correct?

9 INNIS: The interconnection agreement we do indeed  
10 have in writing. The power purchase contract, we do not have  
11 a deal yet.

12 POLLARD: Okay, thank you.

13 RIGGINS: Other Commissioners?

14 FLISS: Commissioner Fliss.

15 RIGGINS: Who is it?

16 FLISS: Commissioner Fliss, can you hear me?

17 ABRAHAM: Commissioner Fliss.

18 RIGGINS: Commissioner Fliss, please go ahead.

19 FLISS: So are you currently working on purchasing  
20 agreements with other entities?

21 INNIS: We are actively marketing the project. I  
22 tried to answer this a little bit before, maybe I didn't do a  
23 very good job. We look to both utility companies here in  
24 Arizona, those would naturally be folks like Salt River  
25 Project, Arizona Public Service, Tucson Electric, smaller

1 municipal utilities and other energy providers. We also look  
2 to companies, like I mentioned, Boeing has recently inked a  
3 deal for a solar project in Eloy, so we also look to companies  
4 like that who can buy large amounts of power, for example, for  
5 manufacturing facilities or data centers.

6 RIGGINS: Other questions from Commissioners? Vice  
7 Chair Hartman.

8 HARTMAN: Thank you, Chair Riggins. Susan, one  
9 statement that hasn't been made, when do you plan on this  
10 being online, if you know, if everything goes favorable?

11 INNIS: Thanks for the question. If we receive all  
12 the approvals we need through Pinal County and the State power  
13 line siting process, we would expect to go online in 2023.

14 HARTMAN: 23, thank you.

15 RIGGINS: Any other questions? Okay, thank you very  
16 much.

17 INNIS: Can I take one second to do a quick wrap up  
18 summary?

19 RIGGINS: You certainly can.

20 INNIS: Great. Since we are looking at an amendment  
21 to the Comprehensive Plan, I did just want to point out that  
22 the County has established a number of goals in the  
23 Comprehensive Plan related to renewable energy. We detailed  
24 all of this in our application, but just to highlight them for  
25 you. Goal number 7.6 is to expand renewable energy in Pinal

1 County. Policy 7.6.1.6 is to support the transmission of  
2 renewable energy from sources within and outside of Pinal  
3 County. Objective 7.6.2, support the growth of renewable  
4 energy in Pinal County. Policy 7.7.2.2, support innovative  
5 designs for new generating facilities that minimize water use.  
6 We didn't touch on water use, but I know that's a hot topic  
7 for your next case. Solar panel washing uses a minimal amount  
8 of water, so compared to existing irrigated farmland, this  
9 project would use significantly less water, making that water  
10 currently used available for other uses. Thank you very much  
11 for your time.

12 RIGGINS: Okay. And you might - you might stay up  
13 for a moment because we do have - we do have a discussion that  
14 needs to happen among the Commission at this point in time.  
15 There is an issue concerning the width of a trail easement  
16 through the properties which staff has indicated that would be  
17 a good idea for the Commission to weigh in at this point in  
18 time what their thoughts were. There has been everything from  
19 up to half a mile, which no one's considering anymore. 300  
20 feet, 200 feet, 100 feet, 50 feet, a lot of things have been  
21 said. It probably would be a good idea if the Commission  
22 would speak to this, possibly give an opinion Commissioner by  
23 Commissioner. So I would ask the Commissioners on the phone  
24 to go first.

25 POLLARD: Commissioner Pollard.

1 RIGGINS: Commissioner Pollard.

2 POLLARD: Yes. Stated through the County,  
3 (inaudible) and Susan got up there, justice issue, she  
4 immediately went down to 100 and 150, and that's substantially  
5 half of what the County in their proposal recommended. I  
6 would (inaudible) keep it at what the County has initiated in  
7 the packet, 300 feet.

8 RIGGINS: I believe, just to help with everybody, I  
9 see in the staff narration in the case that a 200 foot wide  
10 corridor was what is suggested. Am I right in what I'm saying  
11 here?

12 ABRAHAM: There was a little miscommunication  
13 between staff members, it was supposed to be 300.

14 RIGGINS: Okay, 300 is where we are then, not as per  
15 the written, but 300 feet is the recommendation. Commissioner  
16 Pollard says 300 feet. Can we have another Commissioner weigh  
17 in?

18 DEL COTTO: Commissioner Del Cotto.

19 RIGGINS: Yes sir, Commissioner Del Cotto.

20 DEL COTTO: I'm certainly no expert on the wildlife  
21 corridor. We could collectively just could figure that out,  
22 figure out what we think is necessary, and then I think maybe  
23 trying to do it over the phone right now, so we'll have some  
24 time to go over it, might be a good idea.

25 RIGGINS: Okay, that's fine, as far as trying to



1 give some direction at this point in time, then, we'll just  
2 put you as an undecided. Is that -

3 DEL COTTO: Okay, that's fine.

4 RIGGINS: Okay, very good. Other - are other  
5 Commissioners on the phones?

6 LIZARRAGA: Commissioner Lizarraga.

7 RIGGINS: Yes, Commissioner Lizarraga.

8 LIZARRAGA: Yeah, the same thing would apply for me  
9 as far as what the County's recommending, 300 feet. I think  
10 that would be pretty reasonable.

11 RIGGINS: Okay, thank you very much. Who else do we  
12 have on the phone? I know we have one more.

13 ABRAHAM: Commissioner Fliss did we lose you? I  
14 think we lost Commissioner Fliss.

15 RIGGINS: Okay. We still have six.

16 ABRAHAM: Okay.

17 RIGGINS: Commissioner Ply.

18 PLY: I am on the fence on this one.

19 RIGGINS: Okay, we're undecided.

20 PLY: I'm on the fence on this one at the moment,  
21 thank you.

22 RIGGINS: Okay. Vice Chair Hartman.

23 HARTMAN: Thank you Chair Riggins. I too am  
24 undecided. I - you know, there's so many details on access  
25 and whatever that I think will have to be considered, but I

1     can't personally make a recommendation.

2                 RIGGINS: Not a problem. I, like several of the  
3     Commissioners, think a good working number is the 300 feet,  
4     and so through the short polling that we just took, it seems  
5     the direction of the Commission insofar as we do need to make  
6     sort of a recommendation at this point in time, would be the  
7     300 foot boundaries as proposed by the County. Okay, any  
8     other questions, comments on this case by the Commission?

9                 DEL COTTO: Commissioner Del Cotto.

10                RIGGINS: Commissioner Del Cotto.

11                DEL COTTO: Can we ask the question, or please  
12     elaborate in regards what help to the veteran community that  
13     the company has engaged with?

14                RIGGINS: The applicant is still up, would you like  
15     to address that?

16                INNIS: Sure. The main thing is jobs. 11 percent  
17     of our American workforce are military veterans and  
18     reservists.

19                DEL COTTO: And has there been any other projects or  
20     veteran-related projects that you may have been involved with?

21                INNIS: There have been and I'm sorry I don't have  
22     those details off the top of my head today, but I'd be happy  
23     to follow up with more information on that for you.

24                DEL COTTO: Thank you.

25                RIGGINS: Okay. Okay, thank you very much. Do you

1 have another -

2 POLLARD: Commissioner Hartman.

3 RIGGINS: Is this -

4 POLLARD: Pollard.

5 RIGGINS: Pollard do you have a question for -

6 POLLARD: Commissioner Pollard.

7 RIGGINS: Do you have a question for the applicant?

8 POLLARD: Yes I do.

9 RIGGINS: Okay, if the applicant can stay up. Go  
10 ahead Commissioner Pollard.

11 POLLARD: You said that was three percent of the  
12 workforce, that's not including the construction and the  
13 building of it, that is only the fulltime employees?

14 INNIS: Yeah, the figure is 11 percent of our U.S.-  
15 based employees are military or reservists. Our contractors  
16 and subcontractors and suppliers who work on our projects  
17 probably also employ and have programs for veterans. I'm not  
18 familiar with those details, though.

19 POLLARD: 11 percent of 5 is - okay, thank you.

20 INNIS: Our U.S. workforce is over 1,000 employees.

21 POLLARD: Okay. (Inaudible) speaking of this  
22 application. So you're saying the total number, and I think -  
23 correct me if I'm wrong, Commissioner Del Cotto, but you were  
24 - were you considering just this project, or you consider all  
25 of them?

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

1 Stewardship. This is - I have a map here of Pinal County  
2 showing all the diversity of habitats in Pinal County. This  
3 is also what we presented at the CAC meeting. Natural  
4 corridors, those include areas with all the washes also in the  
5 County. This is what the County looks today in many areas.  
6 This is east of 79. It's pretty pristine still. This is one  
7 of the washes. This is actually west of 79, right next to  
8 the highway. I think this is the Tom Mix Wash. And I have  
9 here some of the photographs of Pinal County, and natural  
10 resources, which is this first photograph is right next to  
11 Florence, actually. It's some sand, verbenas flowering right  
12 next to some barbed wire, which is an example of the  
13 agricultural uses in the County, and one of the raptors flying  
14 above. These are my photographs. Here we have a Gila monster  
15 and a roadrunner. Also the Gila monster was right by the  
16 border of Pinal County and Pima County. I took this  
17 photograph about a couple months ago. And this is what it  
18 could transform to. This is Mesa actually. So you may have  
19 some opportunities here with these amendments. The main goal  
20 is to guide, so we as a County address issues early enough in  
21 the development of the County. Promote a County level  
22 overview of biological resources in relation to development.  
23 Use guidance tools to help both the development community and  
24 Pinal County identify areas of concern. So regarding the  
25 history of this guiding effort, it was initially - it was

1 initiated during the Superstition Vistas Project and the  
2 effort led to the creation of a mapping tool to easily  
3 identify natural areas of concern. So the proposal is to  
4 amend, again, the three chapters, riparian areas, wildlife  
5 corridors, Pinal County Birding Trail. All right, I turn it  
6 down a little bit I hear. So these are the changes. I have  
7 an example of changes here. Objective 3.1.4.6, encourage new  
8 development projects to preserve significant desert habitats.  
9 We're adding "riparian areas, wildlife corridors," and  
10 initially we had crossed out the word "significant." We will  
11 keep the word significant now after recommendations by the  
12 Arizona Land Department. The changes also aim at the official  
13 adaption of the Environmental Review Tool as the official tool  
14 to be used by both Pinal County and project proponents. So  
15 what's the Environmental Review Tool? As a reminder, allows  
16 the mapping of riparian areas and other open spaces and  
17 sensitive areas. It's a mapping tool in essence. It's a  
18 mapping tool that will allow any party to be able to use it  
19 and identify any impacts on their project. It can be used for  
20 preliminary decisions, assessments of issues on any property.  
21 It's actually already in use by Game and Fish. This is what  
22 the ERT looks like online. It requires a login. Anyone can  
23 log into this and create an account. This is what it looks  
24 like inside with all the layers on the left-hand side. This  
25 is an example of the ERT used. This is actually the Boneyards

1 Project we approved earlier today. We recommended for  
2 approval, I should say. And shows some of the layers, not  
3 present actually, but nearby the project. And this is what  
4 the legend looks like, all the possible areas of concern.  
5 Like a wildlife crossing area, wildlife movement area,  
6 connectivity zones. Pinal County riparian, which I'll get to  
7 that. And also only one change regarding the Pinal County  
8 Birding Trail, which is to officially recognize the Birding  
9 Trail as an important bio-tourism component to the eastern  
10 side of Pinal County. And we're adding only one objective in  
11 Chapter 7, and that is to encourage and promote the Pinal  
12 County Birding Trail, the Arizona Birding Trail, and other  
13 watchable wildlife opportunities in Pinal County. I'm not an  
14 avid birder myself, but I am a birder, so that's a good thing.  
15 There is the website of the Pinal County Birding Trail. And  
16 input from SALT, Superstition Area Land Trust strongly  
17 supported the effort, recommending to work with local  
18 communities in education and to consider the original  
19 ecosystem. Planning and Zoning Commission, as we met with you  
20 before, there were some questions on what type of washes would  
21 qualify. The Arizona State Land Trust, their recommendations  
22 were to prioritize high value areas, identify the scale of a  
23 development, retain the term significant which we have already  
24 done, define the terms desert habitats, wildlife corridors,  
25 natural resources, landscapes and cultural resource, which

1    were done. The public may interpret this as policy, not as a  
2    guide, which we'll keep in mind and make sure that everybody  
3    knows is a guide. And also impacts on future land use and  
4    development costs. The Pinal Partnership had similar comments  
5    to ASLD. Added definitions. These are for wildlife  
6    corridors, desert habitat, natural resources and landscape.  
7    If you want me to go through them I will. And riparian  
8    definitions, that was a major issue in our last discussion.  
9    There's a University of Arizona - there's a University of  
10   Arizona publication regarding Arizona's riparian areas. It  
11   was back in 2007 when it was issued and I picked up a few  
12   comments from this publication. Riparian areas are ecosystems  
13   with organisms that includes plants, animals and/or  
14   (inaudible) environment, and the three main characteristics  
15   that define riparian area ecosystems, and those are hydrology,  
16   soils and vegetation. Now, I think one of the most important  
17   comments that I picked up from this publication was that first  
18   on the history of riparian definitions. The word riparian was  
19   not even in use before the early 70s. So it started being  
20   used in the early 70s, and since then there's been several  
21   definitions of the word riparian, and there's no conclusive  
22   definition among the scientific community or different  
23   agencies on the word riparian. So these are some of the  
24   aspects that one researcher has identified. Riparian areas  
25   are adjacent to a body of water and dependent on perennial and

1 intermittent water. They have - they don't have clearly  
2 defined boundaries. Their transitional zones between aquatic  
3 and (inaudible) ecosystems and they're linear in nature. So  
4 we're going to a list of riparian area definitions. The  
5 Webster Dictionary defines riparian as relating to living or  
6 located on the bank of a natural watercourse, such as a river,  
7 or sometimes of a lake or tide water. There's several  
8 definitions by U.S. states agencies. Our discussion was  
9 whether water needs to be present or not. So I can go through  
10 these definitions, but I would like to go to these two by  
11 Arizona agencies and organizations. First is the Tonto  
12 National Forest. Defines riparian areas as land areas which  
13 are directly influenced by water, usually have visible  
14 vegetative or physical characteristics showing this water  
15 influence, stream sides, lake borders or marshes are typical  
16 riparian areas. The definition is from the glossaries of both  
17 the Tonto National Forest and its environmental impact  
18 statement. And by the Arizona Riparian Council where it says  
19 that riparian is defined as vegetation, habitats or ecosystems  
20 that are associated with bodies of water, streams or lakes, or  
21 are dependent on the existence of perennial intermittent or  
22 ephemeral surface or subsurface water drainage. And again,  
23 these are definitions are within the University of Arizona  
24 publication. There's so many other significant publications  
25 and I stuck with the operational definition. I like the word



1 operational. Operational means that we can really test it.  
2 For example, I'll give you a simple example. If I say that  
3 all publications of Pinal County are yellow and have the word  
4 Pinal on top, on the front cover, then you can test it  
5 operationally and say okay, if it's yellow and has the word  
6 Pinal, then it's Pinal County. If it is not yellow if it  
7 doesn't have Pinal doesn't have Pinal, it's not a Pinal County  
8 publication. The same way with operational - we get much more  
9 complicated of course. This is an operational definition that  
10 I can test any word in there to see if it exists, and then I  
11 can define the word riparian. Now, the issue with this  
12 definition, however, is from Georgia, is the Chattahoochee  
13 River. It's between Georgia and Alabama and receives about 52  
14 inches of rain. So this definition requires presence of  
15 water. Arizona, we receive only 7 inches of rain, so my guess  
16 is we might have to adjust this operational definition to  
17 reflect issues in Arizona.

18 RIGGINS: And I'm going to have to jump in a little  
19 bit right now. You know, you started this discussion  
20 concerning definitions of the word riparian by stating that  
21 riparian is a new word, and it is not a new word. Riparian  
22 zones have been recognized as biomes for a couple of hundred  
23 years at least. I can show you things from the early 1800s in  
24 Arizona that referred to riparian areas. This is not a new  
25 word. But at the bottom of your definition right here, gets

1 right down to the concept of a riparian area, and that is the  
2 presence of hydrophytic species, water loving plants. It  
3 takes water loving plants. Anything that you've shown here  
4 that gets out of that are basically from organizations that  
5 wish to use a very environmentally friendly and liked word  
6 like riparian, sounds good, and it engage its definition to  
7 include upland features that have nothing to do whatsoever  
8 with a land water interface and hydrophytic water loving  
9 plants. And that's a fact. You can discuss this all you want  
10 to with various definitions, but what is going on with this  
11 proposition to our policies is the attempt to expand authority  
12 with a changed definition over a great deal more land  
13 features. Now, if we did this and didn't change the existing  
14 definition of riparian, I don't think I would have a problem  
15 with it. But changing the definition of riparian to include  
16 any ephemeral stream in Pinal County, which means any small  
17 insignificant desert wash - and one of the problems with  
18 keeping the word significant or insignificant in, is it's not  
19 defined. Is the wash 3 feet wide? Is it 5 feet wide? Is it  
20 8 feet wide? Is it 12 feet wide? It doesn't do anything.  
21 But the fact of the issue is you have something that is a  
22 desert wash, it's not riparian. A slightly larger  
23 concentration of mesquite trees next to a wash because there  
24 is some more water running down that at some periods of time  
25 in the year, do not make a riparian zone. Also in this, even

1    though I haven't got the chance to find out how many times  
2    that it has been used, we have a new instance where we have  
3    brought up the concept of a definition of landscape, and we  
4    say in this definition that these - this definition changes  
5    over time, and which are made known by people's evolving  
6    perceptions and associations. In other words, it means  
7    nothing at all, and there's not going to be a defined term in  
8    a policy that means nothing at all. It can't. All that does  
9    is lead to dissention and trouble. Now, I am all for building  
10   protections in where they're just and right. I see that the  
11   Arizona State Land Department basically agrees in the very  
12   same places that I am disagreeing with. I also see that the  
13   Pinal Partnership also agrees in the same places that I'm  
14   agreeing with. I am absolutely, unequivocally opposed to  
15   changing the definition of riparian to suit a purpose that is  
16   not transparent and is just trying to reach to control more  
17   areas. If you want to control more areas, say I want to  
18   control more areas. I want this tool to apply to a lot more  
19   stuff than it ever did. But don't try to change the  
20   definition of riparian to expand this into places that the  
21   landowners of this County don't want. They don't want to be  
22   told we have a planning tool that goes over the top of you, if  
23   you happen to have a four foot desert wash that runs through  
24   your land that may have water in it once every three years.  
25   But that's what you're proposing, and I can't be a part of it.

1 I just think it's wrong. And we're at a point to where  
2 there's a proposition to vote on this, well I know exactly how  
3 I'm going to vote.

4 EVANGELOPOULOS: May I?

5 RIGGINS: You go right ahead.

6 EVANGELOPOULOS: Okay. I understand what I'm  
7 hearing and I agree with you on many points. I have no reason  
8 to disagree with you. Now, this is my question. Two  
9 questions. Should we have exactly the same definition of  
10 riparian as Georgia and Alabama has, where they have 52 inches  
11 of rain, where we have only 7 inches? That's one question.  
12 Another question is, should we leave all the washes, basically  
13 southern Arizona just washes pretty much, should we leave  
14 those out of any possible protection? Open question.

15 RIGGINS: I will be willing to jump into both. The  
16 Grand Canyon, in most of its expanse, is in a very arid area.  
17 Very, very little rainfall that occurs there. Mount Everest  
18 is covered with snow. But do the two areas have a different  
19 definition for rock? Just because Georgia has 52 inches of  
20 rain and Arizona has 7, there's still plenty of areas in  
21 Arizona where there are perennial flows that have riparian  
22 areas, there's just less of them than you have in Georgia. Do  
23 you want to change the definition of riparian so we have as  
24 many areas as Georgia? Because that's what it sounds to me  
25 like you're trying to do. And, what possible motive for an

1 ephemeral stream that is no different whatsoever than the  
2 uplands that are between the two of them, does that ephemeral  
3 stream need more protection than the land between the two  
4 ephemeral streams? I don't see it. I don't understand the  
5 need for this, I'm seeing nothing but overreach. That's all  
6 I'm seeing. I'm saying it a bit more boldly than the State  
7 Land Department said it, and I'm saying it a bit more boldly  
8 than the Pinal Partnership said it, but I'm saying the same  
9 thing. What is the point in this overreach?

10 EVANGELOPOULOS: May I?

11 RIGGINS: Yes, please.

12 EVANGELOPOULOS: The effort is an effort in trying  
13 to, first of all, have a more global approach to Pinal County,  
14 instead of going on a project by project basis. So if a  
15 stream - if a wash for example is decided as significant, is  
16 seen - I shouldn't say decide - is seen as significant, then  
17 let's consider protecting the whole stretch of the wash, the  
18 corridor in a way, from the beginning to as long as we can,  
19 instead of going and prevent - it's somehow protected somehow  
20 before it gets - the whole Pinal County gets - becomes like a  
21 new Los Angeles. So that's part of the argument. The goal -  
22 again this is a guide - the goal is not to stop development,  
23 the goal is to prevent the Los Angeles-ization, if I can use  
24 that term, of Pinal County. And so that's, that's the main  
25 point. Obviously we're not going to protect everything. We

1 are going to protect - to make sure that Pinal County and the  
2 natural resources in Pinal County are developed in a way that  
3 create a healthy environment for humans, because in the end  
4 it's about us. It's about humans. Do we want to pave  
5 everything or not? Can we protect any - some things? Yes we  
6 can. If we just protected the Gila River and the -

7 RIGGINS: Santa Cruz.

8 EVANGELOPOULOS: Thank you so much. Then we'll  
9 leave everything else - the Santa Cruz and the San Pedro -  
10 then we leave everything else up for grabs and everything else  
11 becomes Los Angeles.

12 RIGGINS: Well I disagree with you on that, because  
13 in Pinal County, east of here, there are a number of areas  
14 that would qualify as riparian. It isn't just the major river  
15 courses. There are stream courses in the desert that run for  
16 a pretty good amount of the year in places, and they would be  
17 riparian. But what you are promoting here is a concept that  
18 anybody that has a 40 acre parcel out in the desert anywhere  
19 in Pinal County, there'll be at least three or four streams  
20 going across it, at least. Little, dry, desert washes. There  
21 are already a great number of regulations required for  
22 somebody to develop a piece of land. This puts a incredible  
23 new regulatory overreach over the top of every single person  
24 under the guise of the protection of a valuable environmental  
25 resource, when indeed it's a desert wash that has very little

1 difference than the land that's 50 feet outside it. This is  
2 overreach that shouldn't happen. If there is a stream system  
3 that needs to be protected, identify it. We can talk about  
4 it. But don't purport to put this tool over the top of every  
5 single person. And of course this isn't going to apply to the  
6 agricultural grounds mostly here in Pinal County, because  
7 there's no visage of streams left. They've been eradicated.  
8 So the flatland won't be really taken in by this. We could,  
9 like we had in our first case, we can have a commentary that  
10 good, you know, our tool shows that there's no streams going  
11 across this. Well no, wouldn't expect there to be. But now  
12 we're saying that's going to be in every single case we look  
13 at. Well, again, I think that this is a solution in search of  
14 a problem. This problem doesn't exist and we're going too far  
15 with this. We need to leave the definitions of riparian to  
16 being what they truly mean, and that is a water-land  
17 interface. That is what riparian is, of the water. That's  
18 what it means. It doesn't mean things that may collect a  
19 little tiny bit of extra water so there's an extra desert tree  
20 or two on it now and then. Requires phreatophytes. Requires  
21 water loving plants. So I would suggest to this Commission  
22 that they look at this for what it is. I believe that this is  
23 not a good solution, I don't believe we should go this  
24 direction.

25 EVANGELOPOULOS: May I?

1 RIGGINS: Sure, please.

2 EVANGELOPOULOS: I understand your fears and - but  
3 with that statement, in a way, we are ignoring the Arizona  
4 definitions of riparian areas and we're accepting definitions  
5 by states that have plenty of water. So for example, I have  
6 the two definitions from Arizona agencies and organizations  
7 here, so in a way we should reject the definitions of riparian  
8 areas created here in Arizona and we should accept the  
9 definitions that were created in Georgia where they received -  
10 where they receive 52 inches of rain a year.

11 RIGGINS: You selected definitions of two entities  
12 in Arizona that gave that definition.

13 EVANGELOPOULOS: I didn't -

14 RIGGINS: Well they're - you showed them to us here.

15 EVANGELOPOULOS: That's the University of Arizona.

16 RIGGINS: Well no, but you selected them to present  
17 to us.

18 EVANGELOPOULOS: That's what they had -

19 RIGGINS: I guarantee you I can find entities in  
20 Arizona that wouldn't define it this way. Just because you  
21 show these two, doesn't mean there's plenty of others that  
22 don't define it that way. I would assume that the Arizona  
23 Riparian Council might have a bona fide interest in expanding  
24 riparian areas to as many places as they possibly could. This  
25 is getting to be very political and changing the definitions



1 of words for political purposes is somewhat odoriferous.  
2 Riparian means by the water. If you want to put a lot of  
3 regulations on people's land, tell them about it, don't do it  
4 through trickery. And that's what this is. We have no  
5 business changing the definition of riparian to encompass  
6 every ephemeral dry stream in the desert of Pinal County and  
7 propose that we are doing something that's marvelous to  
8 protect the environment, because we're not. So do you have  
9 anything else you'd wish to say to it?

10 EVANGELOPOULOS: That's all I have to say, and this  
11 is a publication by the University of Arizona. We both  
12 graduated from the University of Arizona Natural Resources, so  
13 this is the publication endorsed by the University of Arizona.  
14 These are the definitions, we know there's conflicts, and all  
15 I have to say is leaving out every wash in Arizona, that kind  
16 of seems a little bit - that we're not - sounds like we're not  
17 taking care of things, so maybe I can propose identifying  
18 maybe - providing a definition of the word significant, which  
19 is not provided right now. We are including the word  
20 significant, but we're not defining the word significant,  
21 maybe that could clarify things.

22 RIGGINS: We also are re-defining against proper  
23 usage that you would find virtually anywhere of the word  
24 riparian, and for you to state that we are doing away with  
25 protection on any wash in Pinal County, you're wrong. Because

1 there are washes in Pinal County that meet the standard of a  
2 riparian area. Beyond the shadow of a doubt. I know dozens  
3 of them that are east of here, between here and the San Pedro  
4 River, that flow for a good portion of the year that would  
5 qualify as riparian streams. They are limited in nature,  
6 washes come up and down, but to say that we are not protecting  
7 anything, you're wrong.

8 EVANGELOPOULOS: Okay, I misunderstood you then.  
9 Because I thought you were rejecting any intermittent stream.  
10 No.

11 RIGGINS: There is a difference - I'm talking about  
12 an intermittent stream that has enough water in it to where it  
13 will promote and sustain phreatophytic vegetation. That's  
14 water loving vegetation. It's not a mesquite tree. It's not  
15 an extra growth of agave. It's not an extra growth of prickly  
16 pear. Okay? It is a phreatophyte. No phreatophyte, no  
17 riparian. That's science. Don't redefine things like this.  
18 You're trying to bring things in that are not correct. The  
19 landowners of Pinal County don't want this definition used to  
20 put an extra burden on them for something that is not worthy  
21 of an extra level of consideration. So many of these desert  
22 streams are no different than the upland in between them. You  
23 don't need to have protection of those in a new and expanded  
24 fashion.

25 EVANGELOPOULOS: I have to disagree with you -

1 RIGGINS: Okay.

2 EVANGELOPOULOS: - on the way it's phrased,  
3 actually. I'm not disagreeing with you on the (inaudible),  
4 but I'm disagreeing with you on the way it's phrased, because  
5 in this instance the ERT considers every stream above 200 -

6 ABRAHAM: CFS.

7 EVANGELOPOULOS: CFS, which is about - how wide  
8 would that be?

9 ABRAHAM: About 10 to 12, maybe 6 to 7, 8 feet deep.

10 EVANGELOPOULOS: 10 to 12 width of a stream, of a  
11 bed, and again I'm going to have to say that there is nothing  
12 - although there are differences in the definition of  
13 riparian, there's no set definition of riparian. There are  
14 some disagreements in the scientific community on what  
15 riparian is, so we're not trying to change the definition of  
16 riparian, we're just using the definitions that adapt to the  
17 Arizona -

18 RIGGINS: Well in this policy you certainly are  
19 changing the definition of riparian. There was a definition  
20 there, you've struck it and put a new definition there.  
21 That's what this is all about is changing the definition of  
22 riparian in this policy - both in your little explanation  
23 yellow boxes next to the text, and indeed in the definitions  
24 on D4, riparian areas, which were habitat zones found  
25 immediately adjacent to streams and lakes. That's what this

1 policy said before. Now you want to make it, are the natural  
2 areas around rivers, washes, and other bodies of water.  
3 Rivers, other bodies of water, okay understand that. Washes.  
4 So there's many, many more washes in the Pinal County area  
5 than there are the other two. So basically you've made this  
6 go from a 1, 2, 3 percent land area situation, to anybody that  
7 has a parcel with enough size, this affects them now. You've  
8 taken this onto almost everyone. So it's huge. And I would  
9 suggest at this point in time, I do believe that we've  
10 established beyond a shadow of a doubt that you and I don't  
11 disagree - that we disagree with each other totally. I  
12 believe we've established that. So probably it serves no  
13 further purpose to sit up here and to continue to pound on  
14 this. So the presenter is up, does the Board - or does the  
15 Commission have any questions or comments of our Pinal County  
16 representative?

17               PLY: Not at this time.

18               RIGGINS: Anybody on the phone? Thank you, very  
19 much.

20               HARTMAN: Chair Riggins?

21               RIGGINS: Oh, I'm sorry. Vice Chair.

22               HARTMAN: I just decided I'd say something. All  
23 right, I'll turn my mic on. Any drainage area in Arizona  
24 could be called a riparian area because it turns into a wash.  
25 Whenever - I have rows in my area that my flatlands drain upon

1 the low elevation of the road and it becomes a riparian area.

2 EVANGELOPOULOS: So we will be relying on the ERT

3 tool that identifies critical areas, significant areas. So

4 it's not going to be every little trickle of - that feels like

5 a - that seems like a wash. It definitely - will definitely

6 not be looking for willows and cottonwoods, because washes and

7 riparian - washes in Arizona have a higher concentration of

8 trees and plants and they're linear in nature, and they have a

9 sandy bottom. Those are clear features along washes. So it's

10 not going to be every little trickle that feels like a stream,

11 it has to have above 200 CFS and so - and it has to be

12 identified as a corridor within the ERT tool. So we are

13 relying in a way in the ERT tool, the Environmental Review

14 Tool, to identify the areas. Now the word significant, I

15 would like to define it to be honest with you, just to know

16 what is significant and what is not more clearly. The way it

17 is right now, significant to me it seems everything that is

18 identified within the ERT tool, and it also to me would be

19 significant if there were two or three layers on top of one

20 corridor, and that would definitely seem something to

21 consider. And also, I have to repeat that this effort is a

22 goal to have a more global approach to this issue instead of

23 going project by project. So if something's identified as a

24 corridor within the ERT tool, then it seems like we have to

25 protect it from Black Mountain, which I think that's where the

1 Tom Mix Wash is, all the way to the Santa Cruz River. Protect  
2 it. Again, it's a guideline. It doesn't mean prohibit  
3 development. It's a guide. There's no regulation here.  
4 That's what I wanted to clarify. This is not a regulation.  
5 This is a guide. So it says okay, if you want to have 500  
6 lots here in this area and Tom Mix Wash is going through,  
7 okay, let's see how we can protect this area. I'm not going  
8 to call it riparian - this wash area and let's figure out how  
9 it can be useful, both for wildlife and for humans. Because  
10 to me what's left out of here, and I think it's a very  
11 important conversation to have, human habitat. These are not  
12 just important for wildlife habitat, this is very important  
13 for human habitat also, because by doing this we're also  
14 taking care of human habitat, creating open spaces for  
15 recreation and enjoyment of nature.

16 HARTMAN: All right, I have another kind of comment.  
17 We use mesquites in riparian areas, but mesquites don't have  
18 to be in a riparian area.

19 EVANGELOPOULOS: Exactly.

20 HARTMAN: My farm in the 30s was covered with  
21 mesquite trees and that's why my relatives purchased the  
22 property because they knew that there was subterranean waters  
23 there and that those mesquites were living off of that water.  
24 But it wasn't surface water coming on, it was the subterranean  
25 water. So this riparian area doesn't just - to me doesn't - I

1 don't know, it's not just a stream, it's other things. But  
2 you can't use just the vegetation that's growing there.

3 EVANGELOPOULOS: I understand your argument, and the  
4 question I'm going to ask you right now is where are those  
5 mesquites right now?

6 HARTMAN: Where were they were?

7 EVANGELOPOULOS: No, do those mesquites exist right  
8 now?

9 HARTMAN: No, absolutely not.

10 EVANGELOPOULOS: No, because the water table has  
11 lowered so much.

12 HARTMAN: No, because we cleared them off.

13 EVANGELOPOULOS: But also the water table has gone  
14 so low right now, right?

15 HARTMAN: Oh yeah, definitely, but it's been doing  
16 that. My farm probably was covered with water at one era in  
17 this civilization.

18 EVANGELOPOULOS: Exactly. So that's - because there  
19 was no protection, nothing in the past, so that was part of  
20 the issue in a way.

21 HARTMAN: Yeah, but that (inaudible) our Chair  
22 related to the Grand Canyon. Well that's the way the Grand  
23 Canyon was formed is when the ice age melted and all the flows  
24 concentrated in one area. So anyway.

25 POLLARD: Commissioner Pollard here.

1 RIGGINS: Commissioner Pollard.

2 POLLARD: As I sit and listen to both sides, the  
3 applicant made a comment that we're all doing this for humans.  
4 We're doing this for humans, but I'd like to point out that if  
5 we didn't have any plants or aquatic life or anything that  
6 lives off water, there would be no humans. So we have to  
7 protect our County as we see fit, and get the right  
8 information to protect our County. Right now we're not  
9 thinking globally, we're thinking our County. We want to  
10 protect our County. We are County electives - and we - not  
11 electives, but we are County instruments, that we are looking  
12 out for what's best for our County. We don't care what  
13 happens in Georgia, and without water, you have nothing, not  
14 even humans.

15 RIGGINS: Okay.

16 EVANGELOPOULOS: May I say something about the  
17 mesquites?

18 RIGGINS: Comment, comment first. I'll go ahead and  
19 address mesquites first. We're a County that will 100 percent  
20 forever as long as human beings are still here, need  
21 groundwater out of the aquifers that are in this basin. There  
22 well never be a time, ever again, where groundwater raises up  
23 to the point that it will allow mesquite coverage of a general  
24 nature in the center of these basins, and indeed even pre-  
25 human contact mesquites were not that common because they



1 actually were brought in by cattle. The original land masses  
2 in Arizona did not have mesquites. It's an introduced  
3 species, just like we are. Things come, they go, they change.  
4 So what a mesquite will do in this area because the ground  
5 water is too deep, is permanent. It never changes. But by  
6 the same token, in the uplands that are physically  
7 disconnected by bedrock from these deep aquifers, mesquites  
8 will live just like they always have. There'll be no change  
9 in it. Because we don't dewater those areas because they're  
10 not deep enough to be dewatered. The water runs off those and  
11 come in and are stored in these basins. So we're not talking  
12 about anything that makes things better or worse for a  
13 mesquite. And also we have a total false flag when we make a  
14 concept that well this is only going to cover washes that flow  
15 200 -

16 HARTMAN: CFS.

17 RIGGINS: CFS. Well you know something? I've lived  
18 in this desert my whole life and the only thing that requires  
19 any wash there is here to run 200 CFS is if the 6 inch cloud  
20 burst happens to fall upstream of it. It doesn't matter how  
21 small it is. 600 CFS is totally dependent on the extreme  
22 weather event that happens to hit the spot. So again, we're  
23 doing things here that don't really make any sense and we're  
24 trying to define them in such a way to make them seem  
25 reasonable, but they're not. They're not reasonable. We have

1   protections in this policy already for riparian areas.  What  
2   we're trying to do is we're trying to take this outside of  
3   riparian areas.  We want to take this to a whole lot more  
4   places.  Let's say it the way it is, because that's what we're  
5   trying to do.

6               HARTMAN:  Scott when -

7               RIGGINS:  Go right ahead.  Vice Chair Hartman.

8               HARTMAN:  Okay, thank you Scott.  To define 200 CFS,  
9   if I'm not mistaken, I remember in my irrigation and  
10  everything it was 10 gallons per minute is 1 CFS, so you're  
11  talking 2,000 gallon - you're talking a wash of 2,000 gallons  
12  per minute.  Is that right?

13              RIGGINS:  Mm mm.  No.

14              HARTMAN:  10 times 200.

15              RIGGINS:  CFS is more than 10.

16              HARTMAN:  It's more than 10?

17              RIGGINS:  Yeah, it's quite a bit more than 10.

18              HARTMAN:  Okay.

19              EVANGELOPOULOS:  It's cubic feet per second.

20              HARTMAN:  Evan, what's CFS?

21              EVANGELOPOULOS:  It's cubic feet -

22              HARTMAN:  I know, but how many gallons per minute?

23              RIGGINS:  One cubic foot is 11 gallons, so if you  
24  had one CFS, that's one cubic foot per second, so it's 11.56  
25  gallons per second.

1 HARTMAN: Per second, not per minute.

2 RIGGINS: Yeah, per second. So take that by 60, so  
3 it's more like, it's more like 600. No a 200 CFS flow is a  
4 large flow, but you know what happens when you have a cloud  
5 burst. You have easily over 200 CFS. So that doesn't mean  
6 that now there's places that it won't happen, because it can  
7 happen anywhere. It just depends.

8 EVANGELOPOULOS: And I'm going to be honest with  
9 you, I said 200 CFS and that is correct, but I did not know on  
10 what timeframe that has to happen.

11 RIGGINS: It's a second, it's cubic feet per second.

12 EVANGELOPOULOS: No, I mean for how long. If it's  
13 for one day or two days or how many.

14 RIGGINS: Well we're defining a whole lot of things  
15 now.

16 EVANGELOPOULOS: Yes, and that's very important.

17 RIGGINS: And if we're going to say 200 CFS for four  
18 days, well then we're easy because none of it works. Nothing  
19 will happen then.

20 EVANGELOPOULOS: I have to say that maybe our  
21 natural resources people can answer that, be more specific on  
22 that.

23 RIGGINS: Well, and I disagree with you again.  
24 Because this isn't a natural resources question, this is a  
25 political question. We're trying to put another layer of

1 regulatory prohibitions and things that we're tying into over  
2 a whole bunch more land. That isn't resource-based, that's  
3 politically based. Go ahead.

4 EVANGELOPOULOS: I have to clarify that the words  
5 regulatory prohibition may not necessarily fit in here,  
6 because it's neither regulatory - it's nor prohibitive. If  
7 someone disagrees with what they find on their land, they can  
8 go ahead and grade the whole thing if the Board of Supervisors  
9 is agrees with it.

10 RIGGINS: If, that's a big caveat. That's a big  
11 caveat.

12 EVANGELOPOULOS: Generally, based on my experience -  
13 and I'm sure with your experience also - we work with  
14 developers to try to find the best solution. So we're not  
15 trying to prohibit development, but we are trying to help  
16 development and help other aspects of Pinal County that will  
17 help both humans and animals. So our goal is not to say don't  
18 do this. This is not prohibitive, and it's not regulatory.  
19 I'm going to have to emphasize that, because this came up  
20 several times during this process by others also. It's  
21 neither prohibitive nor regulatory. It's guidance, and that's  
22 all it is. It's a guide. Neither prohibitive nor regulatory.  
23 And we want to work with property owners and developers to  
24 make sure that the development of Pinal County is friendly to  
25 both humans and wildlife.

1           RIGGINS: Evan, I just sat here through a case where  
2 an applicant recorded verbatim a great number of policies that  
3 made their request for a general plan amendment sound. These  
4 policies will totally impact what someone can do with their  
5 private property. What you think is best for that private  
6 property might not be the same as the person who owns it.  
7 They may have a little bit different opinion than you do, and  
8 they may not want your opinion to be weighed further at this  
9 point. I know I don't. Not over this. There's plenty of  
10 things that need to be protected and reflected at this level.  
11 To go out and try to make this grab, I don't think so. In  
12 fact I'm sure I don't think so.

13           EVANGELOPOULOS: May I?

14           RIGGINS: Go right ahead. And this - this is - this  
15 is - we need to stop.

16           ABRAHAM: Yeah, Evan we'll go ahead and - we have to  
17 talk about the Birding Trail a little too here, so -

18           EVANGELOPOULOS: That's the easy part.

19           ABRAHAM: Yeah, so go ahead and finish, wrap up with  
20 the Birding Trail.

21           EVANGELOPOULOS: Okay. I've already mentioned the  
22 Birding Trail.

23           ABRAHAM: Okay. Was there any questions on the  
24 Birding Trail, I guess, is probably a better look.

25           RIGGINS: Pretty limited.

1 EVANGELOPOULOS: It's straightforward and limited.

2 Yeah, you're right.

3 RIGGINS: Yeah.

4 EVANGELOPOULOS: I was going to say, if I may,  
5 regarding the previous case where we had the natural open  
6 space defined, we would use it to 300 feet. That was part of  
7 a negotiation that happened between the applicant and the  
8 staff, and the Commission. So that shows that I think that  
9 it's not a regulation or prohibition, it's more of a  
10 negotiation.

11 RIGGINS: If I was a very large person I would leave  
12 it at that and not say one other thing, but sometimes I'm not  
13 large enough. If we had a room filled here to capacity of  
14 desert landowners and we asked them would you like another  
15 regulatory and policy tool to be in place to say what you can  
16 or cannot do with your property, would you like to have that?  
17 Would you tell me what your opinion is on how many of those  
18 people would hold their hand up? And by the way, they happen  
19 to be the taxpayers. So let's agree to disagree and  
20 Commission, do we have any other discussions that we would  
21 like Evan to address? Any questions for Evan? Okay, thank  
22 you. Very much. I'll turn it back for discussion to the  
23 Commission. Questions? Motions? Wherever we are.

24 DEL COTTO: If I could.

25 RIGGINS: And this is?

1 DEL COTTO: Commissioner Del Cotto.

2 RIGGINS: Yes, Commissioner Del Cotto.

3 DEL COTTO: I was just (inaudible) through the 7.1  
4 blah blah, and what are the - what are we lining stuff out  
5 for? We want to take those things away (inaudible) what's  
6 already been etched in stone here?

7 ABRAHAM: Commissioner Del Cotto, so in the  
8 attachment that's in your staff report, the items that are  
9 line itemed are deletions. Things that are underlined would  
10 be additions. So like for example, the definition section, we  
11 would be like removing the definition that is currently exists  
12 and then replacing it with another. Anything that's been  
13 circled in red would be a new - I don't know what you call  
14 those things, a little text box, and then other information.  
15 And there's - there's several changes across three different  
16 chapters of the Comprehensive Plan, so that's kind of how you  
17 interpret that.

18 DEL COTTO: I was just wondering, I'm trying to find  
19 it again, but it talks about there's a line item and it talks  
20 about collecting rainwater, and then you've got that lined  
21 out, and I just wondered why.

22 ABRAHAM: Let me see if we can find that.

23 DEL COTTO: I'm trying find it again and I'm having  
24 a hard time on my little - my little laptop thing or whatever.  
25 I think it was 7-something.

1 RIGGINS: I think that was in the prior case.

2 Collecting water I think was in the prior case.

3 ABRAHAM: That was on the prior case.

4 DEL COTTO: Okay. All right.

5 HARTMAN: And Chair Riggins?

6 RIGGINS: Vice Chair Hartman.

7 HARTMAN: And that was scratched out because it - in  
8 today's economy and everything, that wasn't practical. Is  
9 that not right?

10 RIGGINS: But it was the last case.

11 HARTMAN: Yeah, it was the last case, but the reason  
12 it was crossed out is because it's not practical. Water  
13 collection.

14 RIGGINS: Actually I think it had some legal  
15 ramifications as far as the way it was expressed, if I  
16 remember correctly. But I'm onto this one now.

17 HARTMAN: Well if I remember some comments that were  
18 made, the economic benefit wasn't really resourceful. I mean  
19 to put the barrels or containers and the duct work from your  
20 roof to the underground system, the overall cost of that  
21 wasn't - it wasn't effective. If I remember right, in the  
22 comments that were said.

23 DEL COTTO: Okay.

24 ABRAHAM: Yeah, we're kind of talking about the  
25 previous case, but yeah the reason why it was collected is



1 that the amount of water that's actually gathered from those  
2 methodologies is relatively minimal.

3 HARTMAN: Minimal.

4 ABRAHAM: Yeah. That if someone on their own would  
5 like to do that out of the goodness of their heart, that's  
6 perfectly okay, but that type of requirement wouldn't make its  
7 way into some sort of drought management strategy.

8 HARTMAN: Exactly.

9 RIGGINS: Okay.

10 HARTMAN: Thank you.

11 RIGGINS: Any other questions among the Commission  
12 concerning this case? Do we have a motion from anyone on this  
13 case?

14 HARTMAN: Chair Riggins?

15 RIGGINS: Vice Chair Hartman.

16 HARTMAN: I think on the water policy one, the only  
17 thing that was changed was the addition of the Tohono O'odham.

18 RIGGINS: That was the last case.

19 HARTMAN: Yeah, that was on the last case. So are  
20 you looking for a motion or what are you doing?

21 RIGGINS: Well the last case we've already passed.

22 HARTMAN: Okay.

23 RIGGINS: The last case has passed. We're on this  
24 case now.

25 HARTMAN: The riparian one.

1           ABRAHAM: Yeah, and Commissioners also in your  
2 motion, it's not a deny the whole thing, approve the whole  
3 thing. If there's a recommendation you'd like to forward to  
4 the Board of Supervisors which would be along the lines of  
5 everything is okay except the definition of riparian, that's  
6 certainly an acceptable motion that we can move forward with.

7           RIGGINS: Another acceptable motion to go forward  
8 would be to encourage a reworking of three or four places in  
9 this that would be, in my opinion, best not done on the fly  
10 sitting here, and so a motion for a continuance to take this  
11 forward so we can rework it another time after this plethora  
12 of discussion has given some direction, potentially, to  
13 potential ways to change it.

14           HARTMAN: So move. I'll let you make that motion.

15           RIGGINS: I can't make the motion.

16           HARTMAN: Well I know, well I will accept your  
17 motion and so move.

18           RIGGINS: So you move, you move for a continuance.

19           HARTMAN: Yes.

20           RIGGINS: Okay, I have a motion for a continuance,  
21 and I have Commissioner Ply seconds the motion. All those in  
22 favor, please signify by stating aye.

23           COLLECTIVE: Aye.

24           RIGGINS: Any opposed? Thank you very much.

25           ABRAHAM: Mr. Chair.

1           RIGGINS: Generally a continuance has a date  
2 certain, was your motion to have it at the next meeting, Vice  
3 Chair?

4           HARTMAN: I would. I don't know that date, but  
5 Steve would you tell us the next date of our meeting?

6           ABRAHAM: October 15<sup>th</sup>.

7           HARTMAN: October 15<sup>th</sup>.

8           RIGGINS: Okay, date certain October 15<sup>th</sup> we will  
9 rediscuss this and again, I will say just for some guidance  
10 from what I believe we've said, some of the things that were  
11 put in here are fine. They're good. The overreach that has  
12 been put in here through changes and definitions is not going  
13 to be acceptable, and I'll also please state to not put any  
14 kind of definition like landscape into a policy of this County  
15 and say that it basically means whatever somebody wants it to  
16 say at that time, because that's what this says. Okay, thank  
17 you very much. I believe we're on to a work session, are we  
18 not?

19          ABRAHAM: Oh, Mr. Chair, we have to take care of  
20 that tentative plat.

21          RIGGINS: Oh my. Did the gentleman show up?

22          ABRAHAM: No he didn't, but we were able to get in  
23 touch with him and he is available on the telephone.

24          RIGGINS: That should be acceptable.

25          ABRAHAM: Yeah, perfect for a tentative plat because

1 all we need him to do is just agree to the stip.

2 RIGGINS: Right.

3 ABRAHAM: Let me - so we're going to give him a ring  
4 here and get him on the telephone.

5 PLY: What case is this?

6 RIGGINS: This would be case S-028-19. It's already  
7 been presented and we will - we had recessed this case with  
8 the understanding from the vote of the Commission that at the  
9 end of the meeting if we had attendance by the applicant, we  
10 could bring this case back up into the agenda. So it's  
11 already - it's already been presented, so all we need is a  
12 chat with the applicant virtually since that's going on, and  
13 then a vote.

14 ABRAHAM: Right. That's correct, there's no public  
15 hearing required.

16 RIGGINS: Okay, so do we have a contact with our man  
17 yet? Okay, we'll sit patiently.

18 ABRAHAM: Actually there's no need to, but if you  
19 could change the presentation just cover sheet.

20 HINTON: Yeah, this is Brad, El Dorado Holdings.

21 RIGGINS: Okay. It's Brad?

22 HINTON: Yes sir.

23 RIGGINS: Yes, could you give us your full name and  
24 your address please?

25 HINTON: It's Brad Hinton, 8501 North Scottsdale

1 Road, and that's in Scottsdale, 85253.

2 RIGGINS: Very good. Your case has been presented,  
3 can you please tell us what things that you wanted the  
4 Commission to understand from you at this point in time?

5 HINTON: Thank you Chairman and Commissioners.  
6 Yeah, first off, I apologize for the little mishap between us  
7 and planning staff. I want you to know that I definitely  
8 would have been there in person if I would've known about the  
9 meeting, so I apologize there. Yeah, El Dorado's excited  
10 about the San Tan area. This particular tentative plat before  
11 you is our second phase. The first phase of 560 lots just  
12 received Board of Supervisors' approval on the final plat and  
13 we're excited to start developing this large master planned  
14 community and we think it's going to be a huge asset for the  
15 area with our amenity package and everything we are building  
16 and doing for that particular area of Pinal County, so we hope  
17 that you like it.

18 RIGGINS: Okay, thank you very much. Well I'll ask  
19 the Commission, is there any questions whatsoever of the  
20 applicant? Vice Chair Hartman

21 HARTMAN: Thank you Chair Riggins. Brad, just tell  
22 me a little bit about the location of this. A question to  
23 you, is this on the east side of the tracks from Central  
24 Arizona College? How close are you in proximity to Central  
25 Arizona College?

1           HINTON: Yes, it is east. It's east and north of  
2 the Central Arizona College property, and it abuts it. So  
3 this project, our first phase, we will be building the new  
4 Schnepf Road which borders the Central Arizona College  
5 property and will run north from Bella Vista Road up to our  
6 development.

7           HARTMAN: Good, you told me everything I needed to  
8 know. Thank you, Brad.

9           HINTON: Thank you.

10          RIGGINS: Okay, Commissioners any other questions of  
11 the applicant? There none being, Brad thank you very much.  
12 I'm going to turn it back to the Commission, and are there any  
13 questions among ourselves, or are we ready for a motion?

14          HARTMAN: Chair -

15          RIGGINS: Vice Chair Hartman.

16          HARTMAN: Chair Riggins, do we need to send this to  
17 the Supervisors?

18          RIGGINS: No, we're approving a tentative -

19          HARTMAN: Yeah. Okay. I would like to make a  
20 motion that we concur with S-028-19 with this tentative plat.  
21 I mean we approve it is what I'm saying.

22          RIGGINS: Okay. We have a motion, do we have a  
23 second?

24          POLLARD: Pollard.

25          RIGGINS: Commissioner Pollard has a second. All

1 those in favor, please signify by saying aye.

2 COLLECTIVE: Aye.

3 RIGGINS: Any opposed? Okay, very good. And by the  
4 way, your stipulation approve findings 1 through 7, and the 9  
5 stipulations as present?

6 HARTMAN: Yes.

7 RIGGINS: So the motion approved findings 1 through  
8 7, and these 9 stipulations as presented. Okay, thank you  
9 very much, Brad.

10 HINTON: Thank you Commissioners and staff, and I  
11 would just ask Evan if you could send me the - those  
12 stipulations in that report, please. Thank you.

13 RIGGINS: Okay, very good. Okay, that closes that  
14 case and we're onto a work session. Our work session is on  
15 Peralta RV Resort. Evan are you presenting it?

16 EVANGELOPOULOS: I am presenting it.

17 RIGGINS: Okay.

18 ABRAHAM: And for Commissioners on the phone, you're  
19 still on the phone, our applicant was on a separate line, so  
20 you're still connected with us.

21 POLLARD: Thank you.

22 EVANGELOPOULOS: Mr. Chair, Planning and Zoning  
23 Commission.

24 RIGGINS: Thank you.

25 EVANGELOPOULOS: Hello again. And this is a case -

1 this is an interesting case. We had a preapplication meeting  
2 with the applicant and some peculiar things came up regarding  
3 the location of the project. The project is an excellent  
4 idea, but there is some issues with the location of the  
5 project in relation to the Comprehensive Plan. So while we  
6 were having the meeting and Board Member Todd House was there  
7 and Lester and our director were there also, so there was the  
8 recommendation to bring it over to the Planning Commission for  
9 an open discussion to get the opinion of the Commission on the  
10 issue. So it's called the Peralta Resort proposal, and the  
11 proposal was recreational vehicles, a welcome center, and  
12 maintenance buildings. This is all the items in the proposal,  
13 it's basically an RV resort. So the issue is this: The  
14 proposal is located exactly at the junction of 79 and 60.  
15 Actually when I say exactly, I mean exactly. So there's  
16 nothing over there right now, and probably there will be  
17 nothing there for years to come. When I say nothing for years  
18 to come, I mean nothing regarding what the Comprehensive Plan  
19 wants, and what the Comprehensive Plan wants is this one. It  
20 is a High Intensity Activity Center, which is basically a  
21 mixed use urban environment at the junction of 79 and 60. So,  
22 considering - I have placed here the Comprehensive Plan over  
23 the aerial photograph and Google Earth, and the project just  
24 to show the relation, the relations that are occurring there.  
25 So okay, since the project seems like an interesting idea,



1 it's a development project, it's going to generate tax revenue  
2 for the County, it's a good location for what's needed;  
3 however, we have some kind of an interesting disagreement with  
4 the Comprehensive Plan. The idea was to phase out the  
5 project. Gonna go back here. This is what the proposal was  
6 during the preapplication meeting. So we agreed that that's  
7 not the most acceptable solution for what the Comprehensive  
8 Plan proposes there. So the idea was to prepare the  
9 development for the requirements of a High Intensity Activity  
10 Center and envision two phase: One that's kind of adapts to  
11 what's there right now, and another phase that prepares the  
12 development for a mixed use High Intensity Activity Center.  
13 And of course there's a third factor there, in here, that the  
14 development is exactly at the junction of 60 and 79, and it's  
15 gonna be the bullseye for traffic that comes from 79, and it's  
16 also going to be quite visible from 60. So the adjustments  
17 that we're - these are some photographs of what's right now.  
18 This is exactly where 79 ends. This is looking east. Looking  
19 west on the old 60. So the idea was to propose a strong focal  
20 element right where 79 hits the old 60, with an entry plaza  
21 that will be as a requirement, current requirement if this  
22 project is going to go through, then that entry plaza will  
23 have to be there to be developed, along with the project.  
24 Some idea. And then although create an RV resort in the  
25 property right now, at the same time rezone all the

1 properties, all the areas along the east US60, the old US60 as  
2 commercial, in a way create horizontal mixed use is what the  
3 activity center requires. So create a horizontal mixed use  
4 for future development while allowing the RV resort in the  
5 area right now. So for that, that would require a rezoning  
6 and a PAD development. A PAD would adjust all those ideas and  
7 uses to this specific development. So this is what the  
8 applicant is suggesting with our - we work together a little  
9 bit, here's the plaza at the end of 60, at the end of 79, with  
10 maybe a resort or a hotel and to create a strong focal point,  
11 a welcoming area, and a retail area possibly, that allows the  
12 applicant to diversify the uses also as well, which would  
13 become more financially flexible, and the future commercial  
14 developments along the old US60, and possibly they would  
15 extend all the way to the plaza and create at the same time a  
16 walkable environment along these commercial areas. So these  
17 were - there's also the idea since the activity centers  
18 require high connectivity, prepare this extension of 79 as a  
19 continuation of future development on the north side, and also  
20 create a continuation through - on the east side towards the  
21 State Lands. So that's the basic idea. So we were trying to  
22 get your taking on that, your opinion on that before we move  
23 forward.

24 PLY: May I? One question.

25 EVANGELOPOULOS: Yeah, please.

1           PLY: The photos you were showing on there a while  
2 ago said Queen Valley on them.

3           EVANGELOPOULOS: Excuse me?

4           PLY: One of the photos said Queen Valley in the  
5 upper right-hand corner. Queen Valley doesn't extend clear  
6 down there, does it?

7           EVANGELOPOULOS: No it doesn't. It just exists up  
8 there. I'm trying to find the photo.

9           PLY: Yeah, right there.

10          RIGGINS: The road to Queen Valley.

11          PLY: Is offset by three more miles.

12          EVANGELOPOULOS: I apologize for the confusion.

13          PLY: That's okay.

14          EVANGELOPOULOS: That is what the Google street view  
15 showed on top, and that (inaudible).

16          PLY: Okay, just trying to make it clear. Thank  
17 you.

18          POLLARD: I have a question, Commissioner Pollard.

19          RIGGINS: Commissioner Pollard.

20          POLLARD: Is this the same area that were talking  
21 about that we approved just shortly back of a marijuana grow  
22 area that was going to be in that - the northeast corner of  
23 that intersection?

24          EVANGELOPOULOS: I was not involved in that, so yes.

25          RIGGINS: I don't remember exactly where that grow

1 facility is. Is it just to the east of this?

2 ABRAHAM: It's just to the west.

3 RIGGINS: Just to the west?

4 ABRAHAM: So this piece - Evan, can you go to your  
5 aerial photograph again?

6 HARTMAN: It's a junction.

7 RIGGINS: It's to the west?

8 ABRAHAM: Yeah, so well the piece we're talking  
9 about is east of the medical marijuana facility.

10 RIGGINS: Well that's - the medical marijuana  
11 facility is west of this proposed?

12 ABRAHAM: Yes.

13 RIGGINS: Oh, okay.

14 GREENWOOD: I'm sorry guys, it's actually the same  
15 parcel. He backed out.

16 ABRAHAM: Oh.

17 GREENWOOD: It's the same piece of land.

18 RIGGINS: It's the - that's - okay, that's what I  
19 thought. I thought it was the same piece of land.

20 GREENWOOD: Yeah, so (inaudible) parcel of 16 acres,  
21 2314 and he wanted the (inaudible) with all the buildings and  
22 (inaudible).

23 RIGGINS: Okay.

24 POLLARD: So it's the same place that the old  
25 turquoise store used to be, correct?

1 GREENWOOD: Correct, yes.

2 RIGGINS: Okay. All righty. All right, well that  
3 answers that. I do have a question here, and I'll address it  
4 to the applicants here. What is the - what is the water  
5 supply here? Are you going to be drilling private wells or?

6 GREENWOOD: I've talked to a well driller, yes,  
7 about doing that and he's done a lot of work in that area, and  
8 I also have a letter of serviceability from Arizona Water  
9 Company.

10 RIGGINS: Yeah, you could, yeah.

11 ABRAHAM: Sir, can I have you come up to the mic  
12 please? And then give us your name and address please.

13 GREENWOOD: Hi, my name's Willie Greenwood. So  
14 yeah, we have spoke with Arizona Water Company and they did  
15 give me a letter of serviceability saying that we could tap  
16 in. I'm sure you guys are probably familiar, but their line  
17 follows the railroad tracks.

18 RIGGINS: Yeah, yep.

19 GREENWOOD: That crosses 79 and 60, so which either  
20 way is easier or less expensive, we could do that.

21 RIGGINS: Okay. All right. So they have said that  
22 that would be a potential for them.

23 GREENWOOD: They did, yes.

24 RIGGINS: Okay. That would be -

25 GREENWOOD: It would be, I think, easier than

1 drilling a well.

2 RIGGINS: Yeah, and less risky too.

3 GREENWOOD: Yeah.

4 RIGGINS: It's not particularly easy to drill  
5 through things up there.

6 GREENWOOD: Yeah.

7 PRICE: State your name and address for the record.

8 GREENWOOD: My name's William Greenwood. My address  
9 is 6762 East Grandview Drive in Scottsdale, 85254.

10 RIGGINS: A question I have, and I'm not trying to  
11 open up any boxes that are difficult, but the marijuana  
12 facility that was on the same spot as this didn't have to  
13 comport itself with a city center concept in the general plan,  
14 did it?

15 ABRAHAM: It did because - and it met it because it  
16 was nonresidential. So the Activity Center provides most of  
17 its land use devoted to nonresidential basic employment.

18 RIGGINS: Okay. All right. I just was wanting to  
19 make sure I understood the fairness aspect in it. I have  
20 another question. This is a substantially different  
21 development than what your first proposal was, does this still  
22 work for you folks?

23 GREENWOOD: Well, I think the plan is to basically  
24 overlay our existing site plan over the top of that, but have  
25 it zoned for future usage for the retail or the commercial

1 portions of it. I mean obviously we don't want to build a  
2 bunch of retail buildings right now out in the middle of  
3 nowhere.

4 RIGGINS: So basically you're leaving off a couple  
5 of lines of trailers to leave space for that.

6 GREENWOOD: I think for the time being we would  
7 actually have trailers there, and then 30 - however long it  
8 takes for it to span out there, we can remove those two rows  
9 of RV sites and then just add the retail or commercial, hotel,  
10 whatever we want to do.

11 RIGGINS: And that's an acceptable thing for the  
12 County. Okay.

13 GREENWOOD: And then it doesn't require a Major  
14 Comprehensive Plan.

15 RIGGINS: Oh yeah, yeah, yeah, yeah. Yeah, okay.  
16 You would - I would assume the entry feature and all that  
17 would be part of the first phase?

18 GREENWOOD: We wanted to, as Evan said, I guess I  
19 didn't really understand the significance of this site as  
20 well, but we would like to incorporate a nice, big entryway  
21 and then maybe some small, a bakery or something somebody  
22 could pull in there and get some food and coffee and whatever,  
23 and we can use part of that as, you know, amenities for our -  
24 the park as well, at the same time.

25 RIGGINS: Okay.

1           GREENWOOD: But we would like to see that be  
2 something, you know, something special.

3           POLLARD: Commissioner Riggins.

4           RIGGINS: Yes, go ahead.

5           POLLARD: Commissioner Pollard. Are they gonna use  
6 any of the existing structures (inaudible) and revamp them, or  
7 tear them down, make new, what's your plan?

8           GREENWOOD: So on part of that, on part of that end  
9 right now we have a limited amount of RV storage that would be  
10 back behind the old turquoise manufacturing, or processing  
11 facility. As of right now we do not have a definite plan for  
12 that building, but it's definitely worth, I would say, saving.  
13 We would like to see a country store, maybe a restaurant, even  
14 a gas station, like a Maverick or something where like our  
15 guests could stop and use it. It's obviously the first one  
16 coming into town from that way, the last one going out, I  
17 don't see why it wouldn't work.

18          POLLARD: There was a Shell station there when I was  
19 a kid, when the turquoise stop place was there, when we used  
20 to drive back and forth from Globe to the Valley. That was a  
21 booming little area for a while until they revamped the 60 and  
22 took it away from them.

23          GREENWOOD: Right.

24          RIGGINS: Yeah. And just out of curiosity, the  
25 newer gas station facility is it operating now?



1           GREENWOOD: It's not, no. It's kind of abandoned.  
2 They foamed the tanks full and everything, so it would be kind  
3 of a re-do, the gas station.

4           RIGGINS: Okay. Okay. I mean I certainly haven't  
5 thought of all the questions that can be asked, but it sounds  
6 like at this point it's kind of win-win. I mean it -

7           GREENWOOD: I think a little bit more about it is  
8 there's definitely a niche for what we're doing is if you look  
9 at the site plan, the sites are huge, the actual sites for the  
10 RVs. They're 40 by 80. So we're going after the higher end  
11 RVs, pulling a trailer, that can't - these other RV resorts  
12 can't really accommodate them because they're so big, they  
13 require more amperage, and there's not a lot of, like I said,  
14 parks that accommodate them. So we're kind of going towards  
15 that niche. So it's going to be more upscale.

16          RIGGINS: And these are full wet lot developments,  
17 so your water, sewer, you've got everything there. This isn't  
18 a dry lot, this is a wet lot.

19          GREENWOOD: Yeah, they'll have full hookups, yeah.

20          RIGGINS: Right. Do you have any -

21          POLLARD: (Inaudible).

22          RIGGINS: Go ahead Commissioner Pollard.

23          POLLARD: 30 amp or 50 amp?

24          GREENWOOD: 50 amp service at each site.

25          POLLARD: That's great, that's what I'm in now.

1           GREENWOOD: All right.

2           RIGGINS: Well, I think that could be a nice fit out  
3 there, personally. As was said, that used to be an area that  
4 was always kind of thought, it was kind of centrally located  
5 and interesting and just some funniness has happened and made  
6 things not quite work the way it is. This could be there and  
7 a gas station like as you say, by having a nucleus of these  
8 people here, that could be a viable situation again.

9           GREENWOOD: For sure, I think it would be.

10          RIGGINS: Yeah.

11          GREENWOOD: I think it would be. And you sit out  
12 there on a Saturday and it's just everybody from the east  
13 valley going out riding their UTVs or camping and everything  
14 else. I think we do kind of a country store that sells  
15 burritos and everything else, and people will definitely  
16 utilize it.

17          RIGGINS: Yeah.

18          POLLARD: At least it would be a nucleus for other  
19 potential investors for the area.

20          GREENWOOD: Yeah, that as well. Yep.

21          RIGGINS: Do you have any questions of us?

22          GREENWOOD: I guess we just kind of wanted to feel  
23 you guys out before we, you know, move onto the next phase of  
24 spending a bunch of money on engineering and everything else.  
25 I have spoke with two members on the Board of Supervisors that

1 love the idea. Also I have letters from folks in Queen Valley  
2 that love the idea. I talked to the owner of the RV park  
3 there, they're fine with it. I've also been to Superior and  
4 talked to the mayor and the town manager up there, Chamber of  
5 - Roger at the Chamber of Commerce down here. Everybody seems  
6 to like it, so we're trying to see where we would get some  
7 pushback.

8 ABRAHAM: Mr. Chair, before you respond to that, I'm  
9 channeling my inner County Attorney here. This work session  
10 is not - there is no formal application for this proposal at  
11 this point, so -

12 RIGGINS: Oh no, I understand.

13 ABRAHAM: - any opinions that they were to give or  
14 thoughts on it, are completely non-binding and don't give you  
15 any surety of the case whatsoever.

16 GREENWOOD: Okay, understood. Thank you for  
17 clearing that up.

18 RIGGINS: But there is, there is - this is a work  
19 session and a reasoned back and forth is going on, and if  
20 there's reservations that are known, they should be issued at  
21 this time.

22 ABRAHAM: That is correct.

23 RIGGINS: But as far as an implicit acceptance, well  
24 no there isn't that. But to me the phenomena that Evan  
25 described in trying to get this to work with the general plan,

1 if that's acceptable to the County and the Supervisors have  
2 already been briefed of the concept, and you guys are okay  
3 with how that goes, that certainly takes a lot of problems out  
4 of it.

5 GREENWOOD: Okay, yeah, that's good to hear.

6 RIGGINS: Vice Chair.

7 HARTMAN: Chair Riggins, thank you. I would suggest  
8 that you have kind of a full service area there too for  
9 vehicular automobiles. At one time I had a flat tire out  
10 there and I had problems. It's - with today with the traffic  
11 and everything, if you've got a problem with your automobile  
12 or other pieces of vehicular equipment, it's sure a costly  
13 experience to have a tow truck come clear out there and, you  
14 know, take them to an area that can do the repair work. So I  
15 sure would like to see you consider that, you know?

16 GOODMAN: That's a great idea, and actually there's  
17 enough warehouse space there that we could definitely  
18 accommodate something like that.

19 RIGGINS: One thing that I would suggest to you when  
20 you bring this back in, is I would have some of your water  
21 supply issues more firmly gelled. I would suggest that you  
22 have some pretty firm answers that you can give, because  
23 that's getting to be larger and larger pieces of this, and I  
24 am familiar with Arizona Water Company supply system at that  
25 point, and that is a very workable system, but by all means.

1 But I would be able to speak to it pretty - in a much more  
2 developed fashion.

3 GREENWOOD: Okay.

4 RIGGINS: When the time comes, I would suggest.

5 GREENWOOD: Okay. Take that suggestion.

6 HARTMAN: Sewer and solid waste.

7 GREENWOOD: Sewer, I mean we have - we went out  
8 there and dug 40 test holes across the whole thing and there  
9 was really good soil from what we understand. And my guy that  
10 I'm talking to that's helping design the - or would be  
11 designing, he seems to think we can do a fairly traditional  
12 system and it'd be fine.

13 HARTMAN: Okay.

14 RIGGINS: Okay. Commissioners, any other questions  
15 or statements? You folks, anything from us?

16 GREENWOOD: Unless you have any more suggestions  
17 that might push us in the right direction.

18 RIGGINS: It looks like an interesting beginning.

19 GREENWOOD: Good. Good well hey, I'd like to thank  
20 you guys for your time. I know it's been a long day for you.

21 RIGGINS: Well, I tell you what, it's probably been  
22 what, a year and a half since we've had one?

23 HARTMAN: Go this long.

24 ABRAHAM: We've had one to go this late, that's for  
25 sure.

1           RIGGINS: Yeah, it's been a long time since we've  
2 had a full day one.

3           PLY: It has to be my first.

4           ABRAHAM: It's her first meeting too.

5           RIGGINS: Yeah, yeah. Yeah, we used to have - we  
6 used to have two full day ones a month. We used to have two  
7 of them, but okay, thank you ever so much.

8           GREENWOOD: All right, thank you.

9           RIGGINS: And good luck with your project.

10          GREENWOOD: Appreciate that, thank you.

11          RIGGINS: Okay. Okay, the agenda specifies that we  
12 have a Call to the Commission. Anybody have anything they  
13 wish to bring up?

14          HARTMAN: Chair Riggins?

15          RIGGINS: Vice Chair.

16          HARTMAN: Did - Steve, have you announced that  
17 Susan's not going to be with us?

18          ABRAHAM: Yeah, I said a few words before -

19          RIGGINS: That was this morning.

20          ABRAHAM: Before the meeting, yeah. We thanked her  
21 for her service.

22          HARTMAN: Have you located somebody to maybe take  
23 her place?

24          ABRAHAM: No, not yet, it happened so suddenly. You  
25 know, just got the official word on Monday, so - she had

1 already gotten her information, so yeah.

2 HARTMAN: Now I -

3 POLLARD: (Inaudible).

4 ABRAHAM: Yeah, and you know, and consequently her  
5 husband Gil was on the Board of Adjustment too, and he  
6 resigned as well. So yeah. I don't want to get into the  
7 particulars. She told me what, but it's -

8 RIGGINS: Well no, no.

9 ABRAHAM: It's a great loss for us.

10 HARTMAN: So she was from San Tan?

11 ABRAHAM: Yes she was.

12 HARTMAN: Okay. I was thinking she was from Gold  
13 Canyon, but San Tan.

14 ABRAHAM: Yeah.

15 POLLARD: (Inaudible) district, like I am.

16 RIGGINS: She'll be missed. She was a very  
17 effective Commissioner.

18 ABRAHAM: Yes, very much so.

19 POLLARD: Will be.

20 RIGGINS: Any other, any other comments on Call to  
21 the Commission? Can I ask for a motion for adjournment.

22 HARTMAN: I'll so move.

23 RIGGINS: Vice Chair makes a motion for adjournment,  
24 do I have a second?

25 PLY: Second.

1                   RIGGINS: Commissioner Ply seconds. All those in  
2 favor, signify by saying aye.

3                   COLLECTIVE: Aye.

4                   RIGGINS: The meeting is at 4:20 adjourned.

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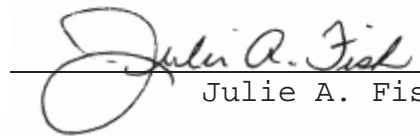


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Julie A. Fish

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MEETING DATE: SEPTEMBER 17, 2020

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-012-19, PZ-009-19, & PZ-PD-009-19, (QUARTERS AT QUEEN**

**CREEK) CASE COORDINATOR:** Evan Evangelopoulos

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***Executive Summary:***

**Comprehensive Plan Amendment**

The Quarters at Queen Creek Non-Major Comprehensive Plan amendment application for the San Tan Valley Special Area Plan, intends to re-designate 74± acres from Rural Living land use designation (0-1 du/ac) to Suburban Neighborhood (1-4 du/ac). The Non-Major Comprehensive Plan amendment represents 'Parcel A' of the Quarters at Queen Creek Development (total of 88± acres) and allows for residential uses at 2.9± du/ac. The site is located immediately south of Queen Creek Wash and west of North Gantzel Road, in the San Tan Valley Area.

**Rezone and PAD**

The Quarters at Queen Creek rezoning and Planned Area Development (PAD) applications intend to re-designate 74± acres from SR Suburban Ranch to R-7/PAD and 14± acres from CR-2 Single Residence Zone to R-7/PAD. The applications represent 'Parcel A' and 'Parcel B' of the Quarters at Queen Creek Development Plan (total of 88± acres, 254 single-family lots) and allow for 216 single-family lots at 2.9± du/ac for 'Parcel A' and 38 single-family lots at 2.7± du/ac for 'Parcel B.' The subject area is located immediately south of Queen Creek Wash and 1,300 feet west of North Gantzel Road, in the San Tan Valley Area.

**If This Request is Approved:**

The applicant will apply for a subdivision plan review under the new development and design standards.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff offers no recommendation for the approval of the request for The Quarters at Queen Creek Non-Major Comprehensive Plan amendment. The development is within the Pinal County Comprehensive Plan designated density but it is against the San Tan Valley Area Plan and it increases the density of the last few similar areas within San Tan Valley. If the commission feels there is sufficient evidence to recommend approval of the comprehensive Plan Amendment then Staff recommends approval of the zone change and PAD.

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LEGAL DESCRIPTION: A portion of Section 30, Township 02 South, Range 08 East, G&SRB&M (legal on file), tax parcels 104-53-005A, 104-53-005B, 104-53-006C, & portions of 104-53-009D, located

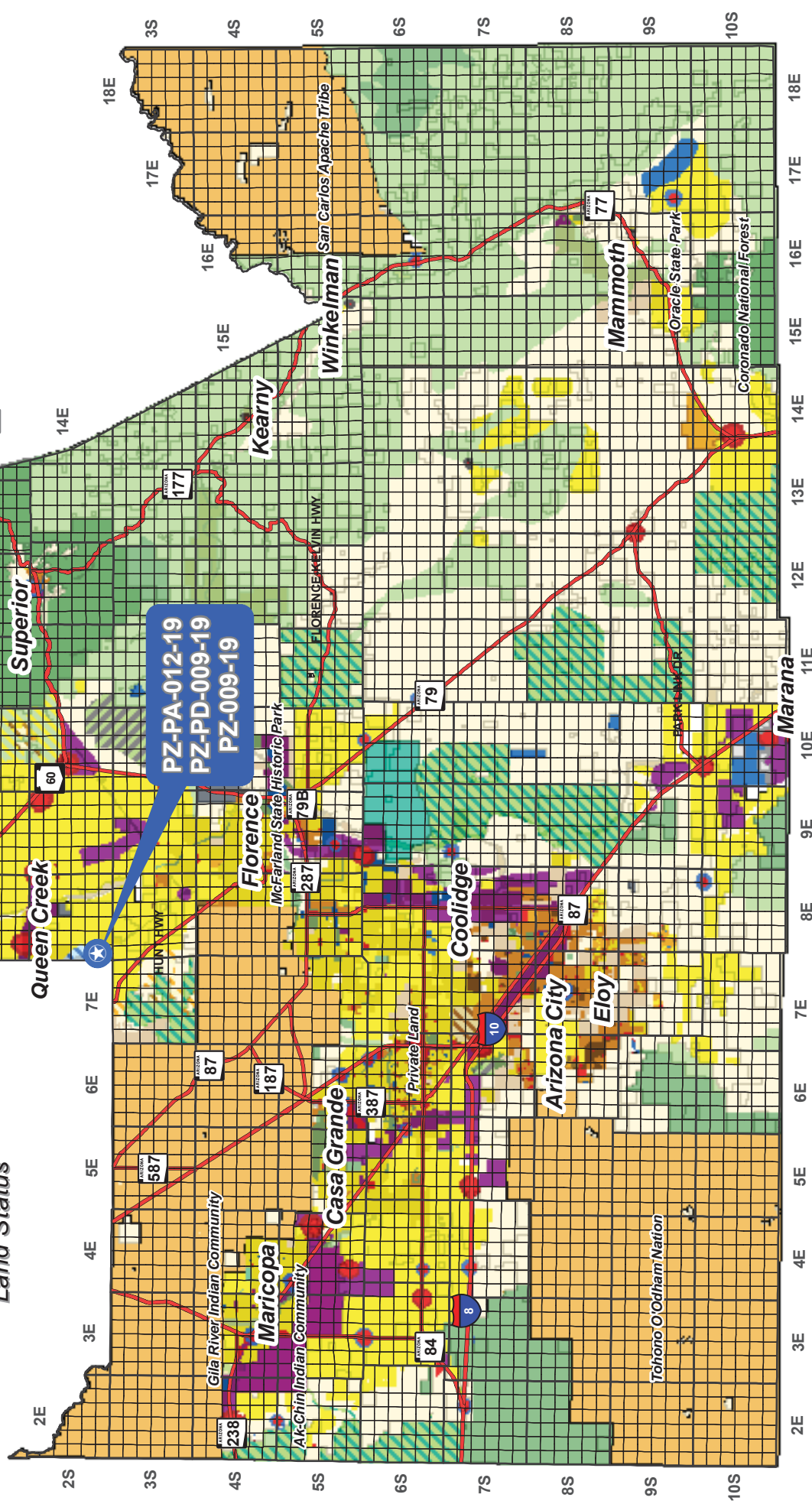
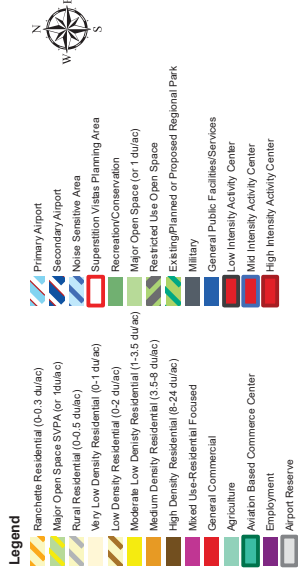


# PINAL COUNTY

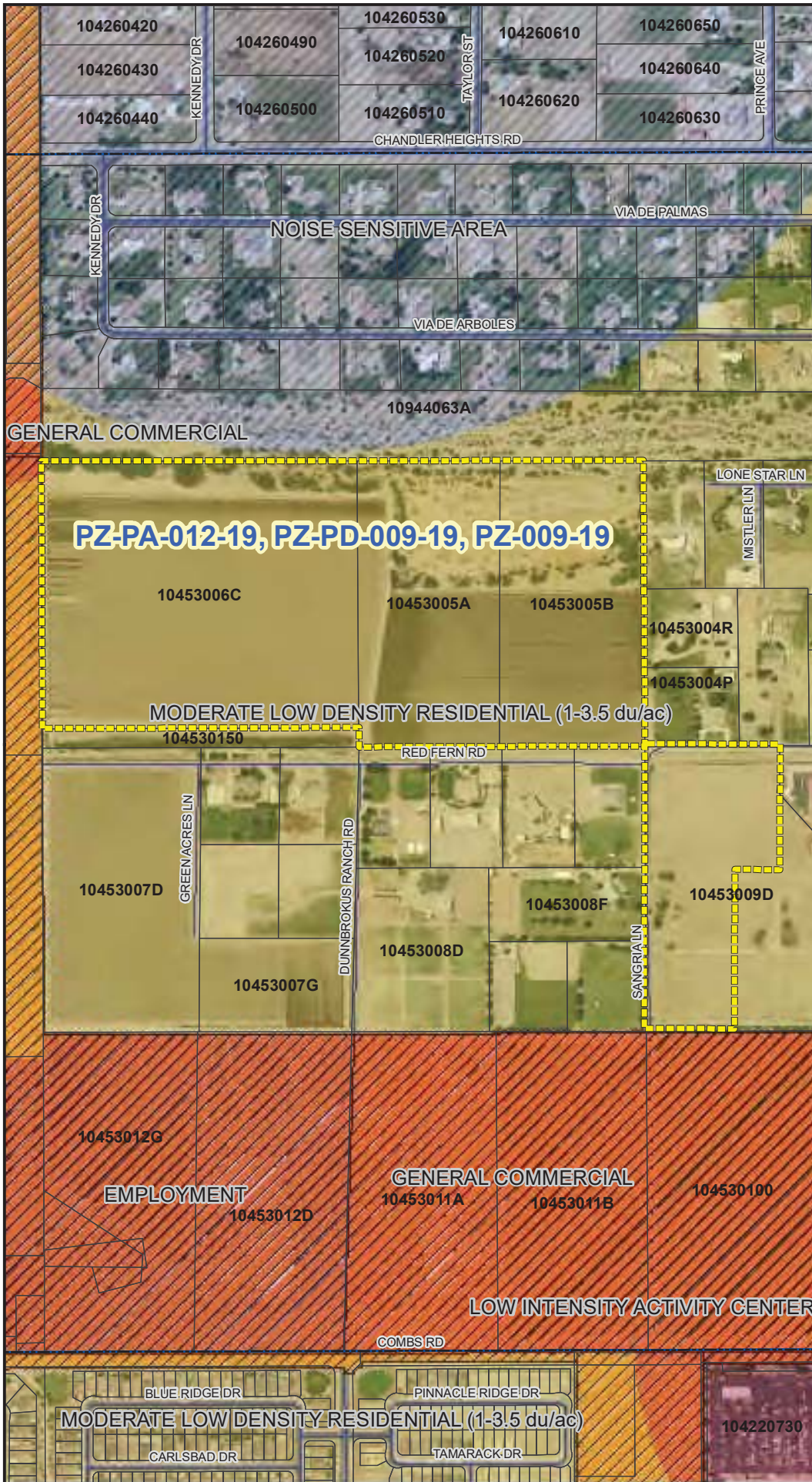
WIDE OPEN OPPORTUNITY

## Non-Major Comprehensive Plan

### Land Status







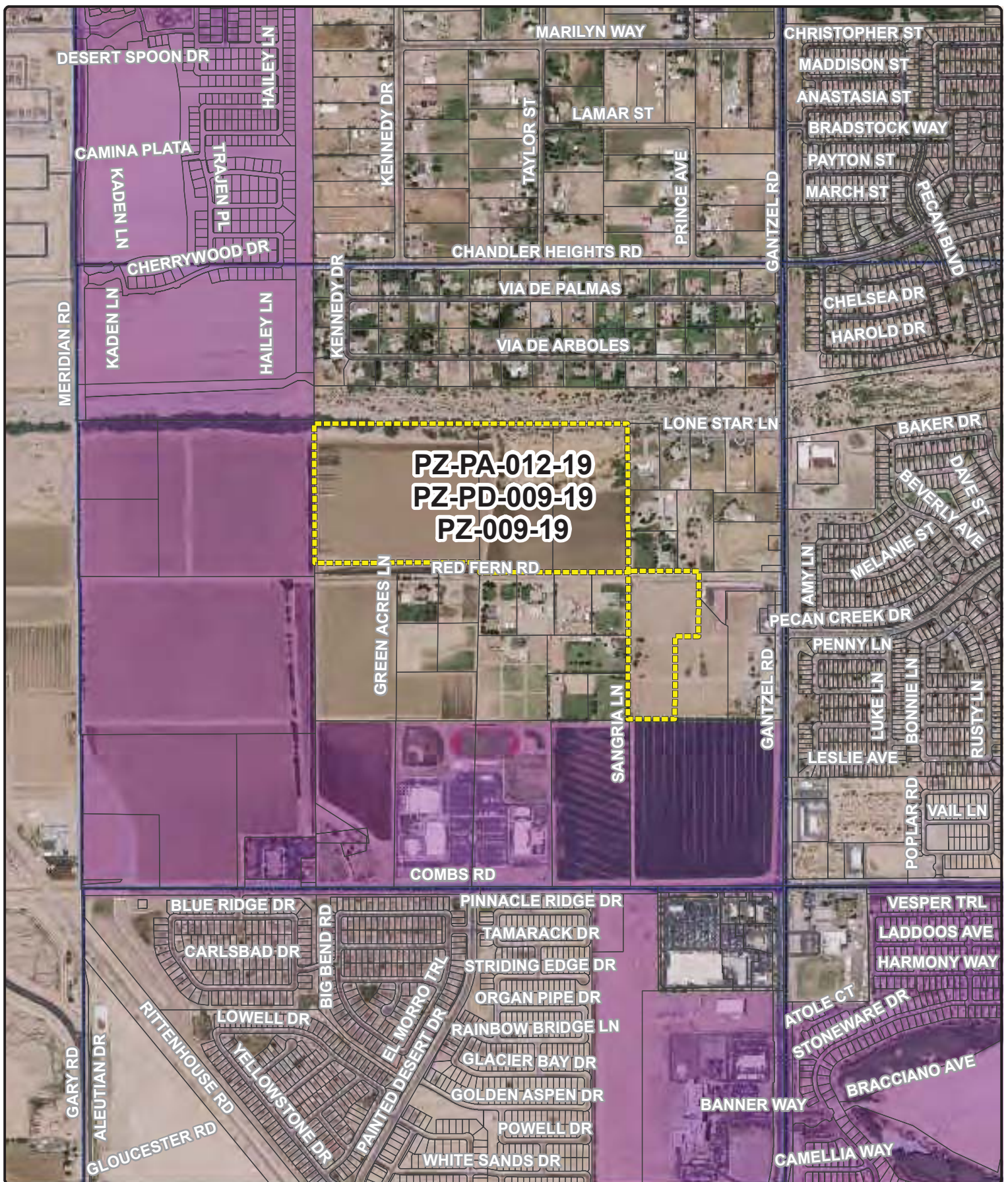
PZ-PA-012-19  
PZ-PD-009-19  
PZ-009-19

FROM:  
RURAL LIVING

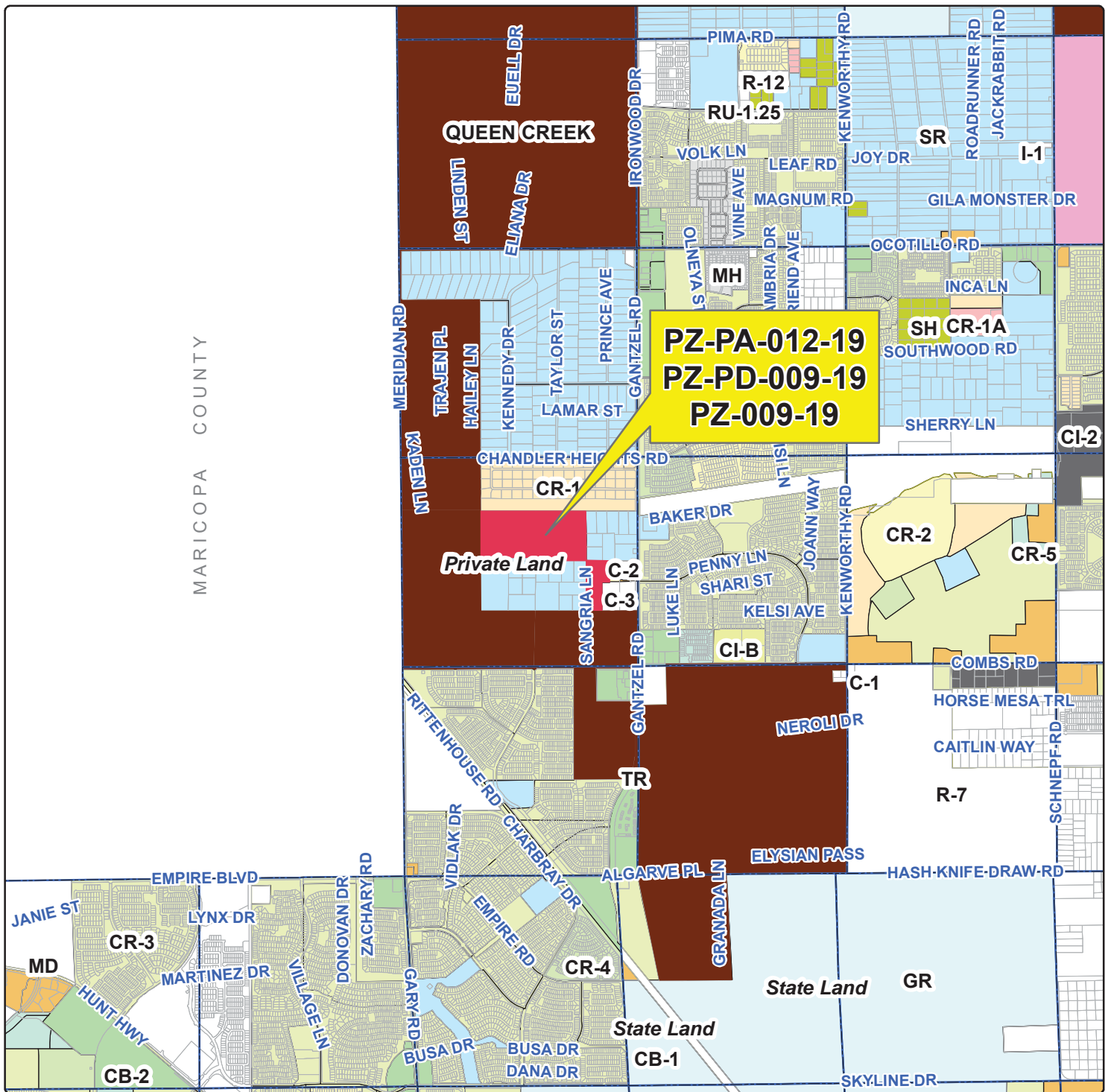
TO:  
SUBURBAN  
NEIGHBORHOOD











## REZONE

### Community Development



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

Community Development

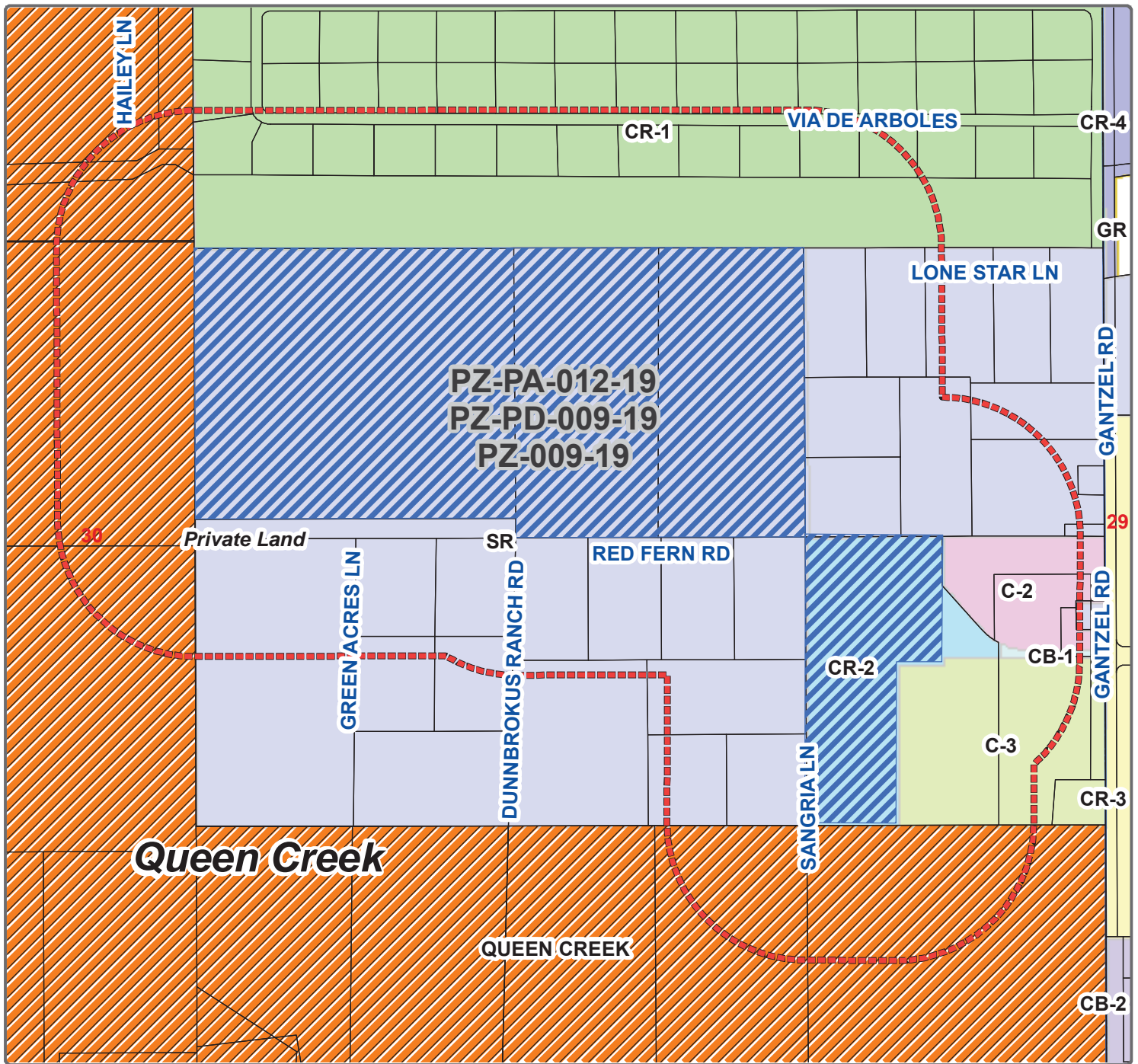
#### Legal Description:

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Sheet No.  
1 of 1

Owner/Applicant Gantzel Partners, LLC Sean Hammill		
Drawn By:	GIS / IT / LJT	Date: 08/14/2020
Section	Township	Range
30	06S	07E
Case Number: PZ-PA-012-19_PZ-009-19_PZ-PD-009-19		



## REZONE

PZ-PA-012-19 – PUBLIC HEARING/ACTION: Gantzel Partners, LLC, owner/developer and Sean Hammill, agent/applicant, requesting a Non-Major Comprehensive Plan amendment for the San Tan Valley Special Area Plan to re-designate 74± acres from Rural Living to Suburban Neighborhood land use designation, referred to as Quarters at Queen Creek, situated in Section 30, Township 02 South, Range 08 East, G&SRB&M (legal on file), tax parcels 104-53-005A, 104-53-005B, 104-53-006C, & portions of 104-53-009D, located immediately south of Queen Creek Wash and west of North Gantzel Road in the San Tan Valley Area.

Current Zoning: CR-2, SR

Requested Zoning: REZONE

Current Land Use: MLDR



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

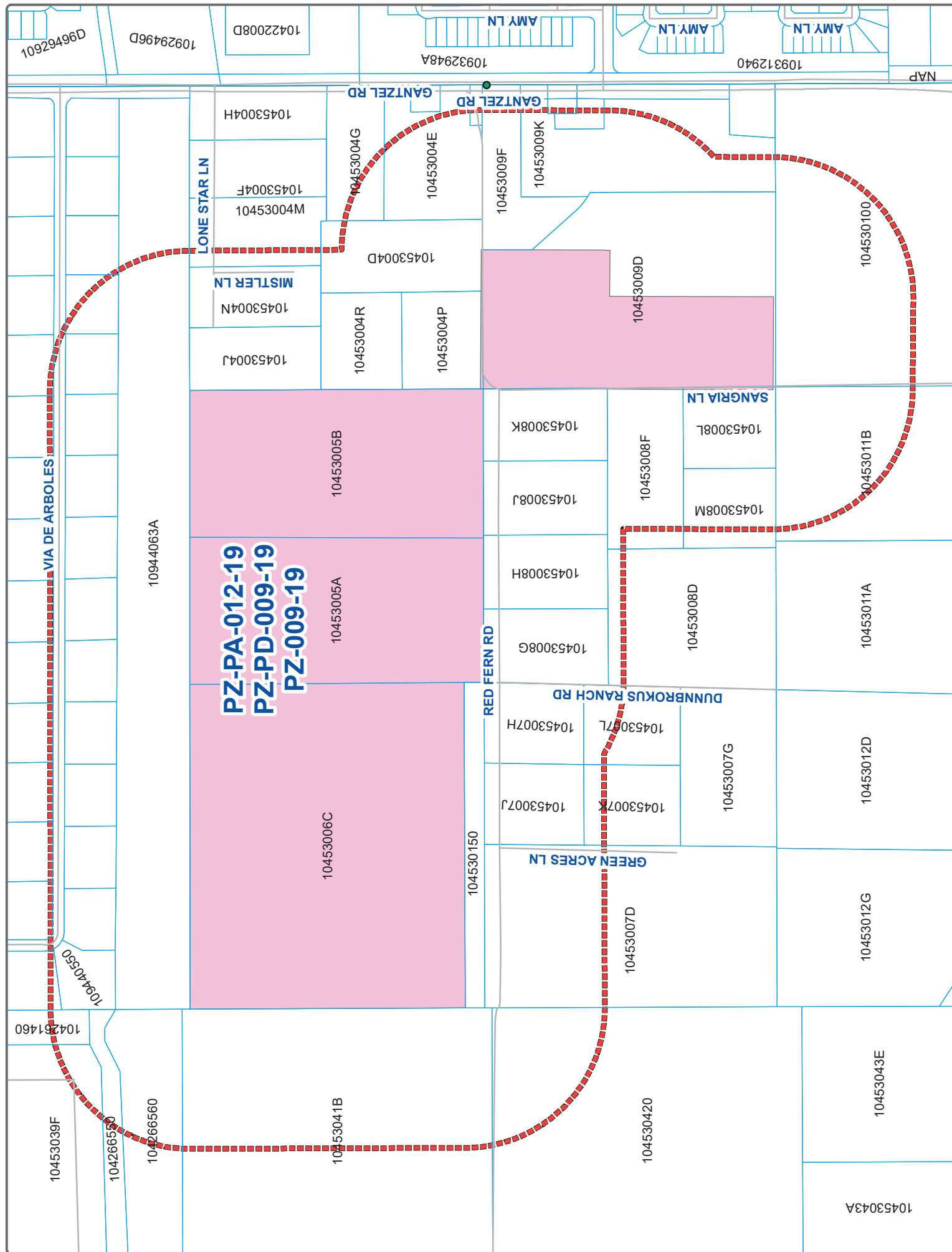
### Legal Description:

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Sheet No.  
1 of 1

Owner/Applicant: GANTZEL PARTNERS, LLC SEAN HAMMILL		
Drawn By: GIS / IT / LJT	Date: 08/14/2020	
Section 30	Township 06S	Range 07E
Case Number: PZ-PA-012-19, PZ-009-19, PZ-PD-009-19		









MEETING DATE: SEPTEMBER 17, 2020

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-012-19, PZ-009-19, & PZ-PD-009-19, (QUARTERS AT QUEEN**

**CREEK) CASE COORDINATOR:** Evan Evangelopoulos

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***Executive Summary:***

**Comprehensive Plan Amendment**

The Quarters at Queen Creek Non-Major Comprehensive Plan amendment application for the San Tan Valley Special Area Plan, intends to re-designate 74± acres from Rural Living land use designation (0-1 du/ac) to Suburban Neighborhood (1-4 du/ac). The Non-Major Comprehensive Plan amendment represents 'Parcel A' of the Quarters at Queen Creek Development (total of 88± acres) and allows for residential uses at 2.9± du/ac. The site is located immediately south of Queen Creek Wash and west of North Gantzel Road, in the San Tan Valley Area.

**Rezone and PAD**

The Quarters at Queen Creek rezoning and Planned Area Development (PAD) applications intend to re-designate 74± acres from SR Suburban Ranch to R-7/PAD and 14± acres from CR-2 Single Residence Zone to R-7/PAD. The applications represent 'Parcel A' and 'Parcel B' of the Quarters at Queen Creek Development Plan (total of 88± acres, 254 single-family lots) and allow for 216 single-family lots at 2.9± du/ac for 'Parcel A' and 38 single-family lots at 2.7± du/ac for 'Parcel B.' The subject area is located immediately south of Queen Creek Wash and 1,300 feet west of North Gantzel Road, in the San Tan Valley Area.

**If This Request is Approved:**

The applicant will apply for a subdivision plan review under the new development and design standards.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff offers no recommendation for the approval of the request for The Quarters at Queen Creek Non-Major Comprehensive Plan amendment. The development is within the Pinal County Comprehensive Plan designated density but it is against the San Tan Valley Area Plan and it increases the density of the last few similar areas within San Tan Valley. If the commission feels there is sufficient evidence to recommend approval of the comprehensive Plan Amendment then Staff recommends approval of the zone change and PAD.

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LEGAL DESCRIPTION: A portion of Section 30, Township 02 South, Range 08 East, G&SRB&M (legal on file), tax parcels 104-53-005A, 104-53-005B, 104-53-006C, & portions of 104-53-009D, located

immediately south of Queen Creek Wash and 1,300 feet west of North Gantzel Road in the San Tan Valley Area.

TAX PARCELS: 104-53-005A, 104-53-005B, 104-53-006C, & portions of 104-53-009D

LANDOWNER: Gantzel Partners, LLC

AGENT: Sean M. Hamill, United Engineering Group

REQUESTED ACTIONS & PURPOSE:

**PZ-PA-012-19 – PUBLIC HEARING/ACTION:** Gantzel Partners, LLC, owner/developer and Sean Hamill, agent/applicant, requesting a Non-Major Comprehensive Plan amendment for the San Tan Valley Special Area Plan to re-designate 74± acres from **Rural Living** to **Suburban Neighborhood** land use designation, referred to as Quarters at Queen Creek, situated in Section 30, Township 02 South, Range 08 East, G&SRB&M (legal on file), tax parcels 104-53-005A, 104-53-005B, 104-53-006C, & portions of 104-53-009D, located immediately south of Queen Creek Wash and west of North Gantzel Road in the San Tan Valley Area.

**PZ-009-19 – PUBLIC HEARING/ACTION:** Gantzel Partners, LLC, owner/developer and Sean Hamill, agent/applicant requesting approval of the **rezoning** of 88± acres from **SR (Suburban Ranch-74 acres)** and **CR-2 (Single Residence Zone-14 acres)** to **R-7 (Single Residence Zoning)**, to allow for residential uses along with 254 units of detached single family residential; situated in Section 30, Township 02 South, Range 08 East, G&SRB&M (legal on file), tax parcels 104-53-005A, 104-53-005B, 104-53-006C, & parts of 104-53-009D, located immediately south of Queen Creek Wash and west of North Gantzel Road in the San Tan Valley Area.

**PZ-PD-009-19 – PUBLIC HEARING/ACTION:** Gantzel Partners, LLC, owner/developer and Sean Hamill, agent/applicant requesting approval of the **Quarters at Queen Creek Planned Area Development (PAD) Overlay Zoning District** of 88± acres to allow for residential uses along with 254 units of detached single family residential; situated in Section 30, Township 02 South, Range 08 East, G&SRB&M (legal on file), tax parcels 104-53-005A, 104-53-005B, 104-53-006C, & parts of 104-53-009D, located immediately south of Queen Creek Wash and west of North Gantzel Road in the San Tan Valley Area.

LOCATION: The subject site is located immediately south of Queen Creek Wash and 1,300 feet west of North Gantzel Road in the San Tan Valley Area.

QUARTERS AT QUEEN CREEK DEVELOPMENT; SIZE 88± ac (PARCEL A-74± ac & PARCEL B-14± ac):

SAN TAN VALLEY AREA PLAN:

PARCEL A:

Existing: Rural Living land use designation (0-1 du/ac)  
Proposed: Suburban Neighborhood (1-4 du/ac)

PARCEL B:

Existing: Suburban Neighborhood (1-4 du/ac)  
Proposed: Suburban Neighborhood (1-4 du/ac)

TOWN OF QUEEN CREEK GENERAL PLAN:

The Quarters at Queen Creek development borders the Town of Creek to the west and south. It is in its entirety within the Town of Queen Creek Planning Area boundary, with Queen Creek General Plan designated Land Use as 'Neighborhood,' which prescribes single family, patio homes, multifamily, or other forms of residential uses up to 20 dwelling units per acre, under certain circumstances. This designation requires adequate transitions and/or buffering abutting Rural or Urban areas and in densities above 8 dwelling units per acre, direct access to collector or arterial streets.

**EXISTING ZONING AND USE:** The subject site is zoned Suburban Ranch (SR) and Single Residence Zone (CR-2). Current use is agriculture.

**SURROUNDING ZONING AND LAND USE:**

North: CR-1 Single Residence Zone, residential.

South: SR, Suburban Ranch, single-family residential; Town of Queen Creek: General Commercial, vacant.

East: SR, Suburban Ranch, single-family residential; C-2 Community Commercial Zoning District, commercial; C-3 General Commercial Zoning District, commercial.

West: Town of Queen Creek: R1-18, Suburban Residential, 2.4du/ac; vacant/agriculture.

**PUBLIC PARTICIPATION:**

Neighborhood Meeting: August 16, 2019

Agency mail out: August 19, 2020

Newspaper Advertising: August 27, 2020

Site posting, Applicant: August 12, 2020

**FINDINGS/SITE DATA:**




**FLOOD ZONE:** The subject site is adjacent to Queen Creek Wash to the north and the north portion of the property is in Flood Zone "A". The rest of the property is in an area of minimal flood hazard, Flood Zone "X". Queen Creek Wash flows westerly along the north property line of the site. Drainage on the property is generally northwesterly towards Queen Creek Wash. According to the Drainage Report provided by the applicant, the offsite flows will be drained into Queen Creek at breaks in the existing berm. The berm openings are located where water surfaces in Queen Creek Wash will not result in flooding on this property or adjacent parcels. Existing conditions flow patterns will be maintained for developed conditions and the site will provide 100-year, 2-hour retention. The Queen Creek Floodplain will be revised by a future Letter of Map Revision (LOMR) application and the LOMR revision will remove the property proposed for development from the floodplain.

**ACCESS:** The site will be accessed from Gantzel Road at the intersection of Pecan Creek Drive and Gantzel Road. The intersection has a traffic signal. West of Gantzel Road, Pecan Creek Drive will curve northwards through Parcel B of the Quarters at Queen Creek Development Plan and continue as Red Fern Road along the south part of Parcel until the road enters Parcel A.




**HISTORY:** The subject site is currently owned by Gantzel Partners, LLC. Parcel A is used as agriculture, and the zoning is SR-Suburban Ranch. Parcel B is vacant and is zoned CR-2, single residence zone. The subject parcels were part of a larger rezoning, under Case #PZ-403-73, which was approved by the Pinal

County Board of Supervisors on December 17, 1973 and rezoned part of Section 30 and both Parcels A and B of the Quarters at Queen Creek Development, from GR to SR. Several years later, Planning Case #PZ-012-06 rezoned Parcel B of the Quarters at Queen Creek Development from SR to CR-2.

**ANALYSIS:** The Quarters at Queen Creek rezoning and Planned Area Development (PAD) applications intend to re-designate 88± acres from SR (Suburban Ranch-74 acres) and CR-2 (Single Residence Zone-14 acres) to R-7/PAD. The respective applications represent 'Parcel A' and 'Parcel B' of the Quarters at Queen Creek Development Plan (total of 88± acres, 254 single-family lots) and allow for 216 residential lots at 2.9± du/ac and 38 residential lots at 2.7± du/ac respectively. The development is against the San Tan Valley Area Plan and it increases the density of the last few similar areas within San Tan Valley. The following tables display Parcel data, the amended development standards and amended permitted uses under the proposed R-7/PAD zone:

PARCEL A SITE DATA:				
Gross Acreage	74.35 ac			
Area of Street R/W	14.02 ac			
Area of Lots	33.55 ac			
Total Open Space	26.00 ac (35%)			
Developed Open Space	18.67 ac (25.1%)			
Recreation Open Space	8.11 ac (10.9%)			
Additional Land Scape Tracts	0.77 ac (1.0%)			
Total No. of Lots Permitted	216			
Total No. of Lots Provided	216			
Gross Density	2.91 du/ac			
Lot Mix:	Lot Area	Lot Size	Zoning District R-7	% of Lots
	6,000 sf	50' x 120'	120	55.6%
	7,200 sf	60' x 120'	85	39.4%
	9,000 sf	75' x 120'	11	5.1%
Total			216	100%

PARCEL B SITE DATA:				
Gross Acreage	14.01 ac			
Area of Street R/W	3.21 ac			
Area of Lots	5.89 ac			
Total Open Space	4.91 ac (35%)			
Developed Open Space	4.43 ac (31.6%)			
Recreation Open Space	0.48 ac (3.4%)			
Total No. of Lots Permitted	38			
Total No. of Lots Provided	38			
Gross Density	2.71 du/ac			
Lot Mix:	Lot Area	Lot Size	Zoning District R-7	% of Lots
	6,000 sf	50' x 120'	33	86.8%
	7,200 sf	60' x 120'	5	13.2%
	9,000 sf	75' x 120'	0	0.0%
Total			38	100%

The **Pinal County Community Development Department Engineering Division**, the **Pinal County Air Quality Control District**, and the **Pinal County Flood Control District** have reviewed the proposal and their respective stipulations are included in this Staff Report.

As of today, no public comments have been received regarding the project by mail.



AMENDED DEVELOPMENT STANDARDS							
Min. Lot Area (SF)		Min. Lot Width		Setbacks (Front/Side/Rear)		Max. Bldg. Height of Main Building	
R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD
7,000	6,000	50'	*50'	20'/ 10'+10'/ 25'	*20'/ 5'+5'/ 20'	30'	30'
Max. Buildable Area		Min. Dist. Between Main Buildings		Min. Dist. Between Main & Detached Accessory Buildings		Max. Bldg. Height of Detached Accessory Building	
R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD
N/A	*60%	N/A	5'	7'	7'	20'	20'
<p><i>*Notes:</i></p> <ol style="list-style-type: none"> <li>1. Minimum lot widths are measured at the front setback line.</li> <li>2. The typical front garage setback is 20' from back of sidewalk to the face of garage door.</li> <li>3. Front patio may extend into front yard setback no more than 5'</li> <li>4. Side-entry garage and/or casitas (livable space) will have a minimum front yard setback of 15' measured from the front property line.</li> <li>5. A covered patio is a single-story element and may extend into the rear yard setback no more than 10'.</li> <li>6. Street side yard setbacks on lots shall include adjacent landscape tracts. In addition to any landscape tract, a 5' wide side yard setback will be required on the lot.</li> <li>7. Buildable area not to exceed 60 percent of the lot, including all structures, except swimming pools.</li> </ol>							

AMENDED PERMITTED USE LIST	
Permitted Uses	<p>All uses under the R-7 base zoning per Pinal County Development Service Code, Sections 2.275.020 or as below.</p> <ul style="list-style-type: none"> <li>A. One dwelling, conventional construction</li> <li>B. Child care (no more than five children from whom compensation is received)</li> <li>C. Church, subject to the requirement set for the in PCDSC 2.150.220</li> <li>D. Government structures, fire district stations, sheriff's facilities and their accessory use</li> <li>E. Group home, subject to the requirements set forth in PCDSC 2.150.200</li> <li>F. Guest house/casita, subject to the requirements set forth in PCDSC 2.150.240</li> <li>G. Home occupation, subject to the requirements set forth in PCDSC 2.150.260</li> <li>H. Parks</li> <li>I. Public schools</li> <li>J. Solar energy device, subject to the requirements set forth in Chapter 2.210 PCDSC. Solar energy device shall not be the primary use of the property. Individual homeowner use only shall be permitted.</li> <li>K. Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a government entity or governmental agency is performing a governmental function. [Ord. 011812-OZ-PZ-007-10 § 36].</li> </ul>
Non-permitted Uses	None

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 PAD amendment, request under Planning Cases PZ-PA-012-19, PZ-009-19, & PZ-PD-009-19. Furthermore, the Commission must determine that this zone change and PAD overlay will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone 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:** Gantzel Partners, LLC, Owner, and Sean M. Hamill, Agent, have submitted the proper applications and evidence as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a Non-Major Comprehensive Plan Amendment, Rezone and PAD amendment.
2. If the Non-Major Comprehensive Plan Amendment is approved, the subject property will be located within the Suburban Neighborhood land use designation of the San Tan Valley Special Area Plan.
3. To date, no letters in opposition have been received.
4. The property has legal access but no secondary access.
5. The development is within the Pinal County Comprehensive Plan designated density but it is against the San Tan Valley Area Plan and it increases the density of the last few similar areas within San Tan Valley.
6. Granting of the Non-Major Comprehensive Plan Amendment, rezoning, and PAD 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.

**RECOMMENDATION (PZ-PA-012-19):** After a review of the request, the Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff offers no recommendation on the request for The Quarters at Queen Creek Non-Major Comprehensive Plan amendment. The

development is within the Pinal County Comprehensive Plan designated density but it is against the San Tan Valley Area Plan and it increases the density of the last few similar areas within San Tan Valley.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Non-Major Comprehensive Plan amendment request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PA-012-19 to the Board of Supervisors with a favorable recommendation. If the Commission cannot approve 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.

\*No Recommended Stipulations

**STAFF RECOMMENDATION (PZ-009-19):** After a review of the request, the Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff offers no recommendation for the approval of the request. The development is within the Pinal County Comprehensive Plan designated density but it is against the San Tan Valley Area Plan and it increases the density of the last few similar areas within San Tan Valley.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Non-Major Comprehensive Plan amendment request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PA-012-19 to the Board of Supervisors with a favorable recommendation. If the Commission cannot approve 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 RECOMMENDED MOTION (PZ-009-19):** *Should the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors, 1 stipulation will apply in the staff report:*

1. Approval of this zone change (PZ-009-19) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

**STAFF RECOMMENDATION (PZ-PD-009-19):** Staff finds, with the testimony and evidence provided and presented, that this PAD request may negatively impact adjacent properties, and may not be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and the San Tan Valley Area Plan, and staff offers no recommendation.



Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County, and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PD-009-19 to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot approve 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 RECOMMENDED MOTION (PZ-PD-009-19):** *Staff offers no recommendation. However, the following 7 stipulations as listed in the staff report will apply to the project if forwarded with a favorable recommendation to the Board of Supervisors:*

1. The stipulations enumerated herein pertain to the amendment area described in case PZ-009-19.
2. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Tentative Plat submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat going before the Planning and Zoning Commission;
3. Per Section 702.6 of the Pinal County Subdivision Regulations there shall be a minimum of two permanent access points to the subject property. Approval of adequate access or approval of a Waiver Request shall be approved by the County Engineer prior to the Tentative Plat going before the Planning and Zoning Commission;
4. A drainage report will be required to be submitted to the County Engineer at the time of Tentative Plat submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the first Final Plat approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
5. Prior to the tentative plat being scheduled for the Planning & Zoning Commission the existing Pecan Creek Drive (portion west of Gantzel Rd) shall be dedicated as public right-of-way;
6. All right-of-way dedication shall be free and unencumbered;
7. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;

8. Lighting Zone 1 shall apply to this development.

Date Prepared: 9/8/2020 EE

Revised: 9/9/2020



# THE QUARTERS AT QUEEN CREEK

## PLANNED AREA DEVELOPMENT (PAD)

Submitted to:

### **Pinal County**

1st Submittal: September 25, 2019

2nd Submittal: April 20, 2020

3rd Submittal: September 1, 2020

### **Property Owner**

Gantzel Partners, LLC  
3219 E. Camelback Rd, Ste 535  
Phoenix, AZ 85018  
Contact: Tim Keenan

Earl, Curley & Lagarde, P.C.  
3101 N. Central Ave, Suite 1000  
Phoenix, AZ 85012  
Contact: Taylor Earl

### **Applicant/Engineer**

United Engineering Group  
3205 W Ray Rd, Suite 1  
Chandler, AZ 85226  
Contact: Sean Hamill





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Exhibit A - *Site Development Plan*  
Exhibit B - *Conceptual Land Use Plan*  
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## APPENDIX

Appendix A - <i>Rezone, PAD &amp; CPA Applications</i>	
Appendix B - <i>Legal Description</i>	
Appendix C - <i>School District Correspondence</i>	
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▪ <i>Landscape &amp; Open Space Plan</i>	▪ <i>Entrance and Mailbox Concepts</i>
▪ <i>Recreation Amenity Plan</i>	▪ <i>Master Trail Plan</i>
▪ <i>Master Wall Plan</i>	

# PLANNED AREA DEVELOPMENT (PAD) NARRATIVE

FOR

## The Quarters at Queen Creek

Submitted to

Pinal County, Arizona

1<sup>st</sup> Submittal – September 25, 2019

2<sup>nd</sup> Submittal – April 20, 2020

3<sup>rd</sup> Submittal – September 1, 2020

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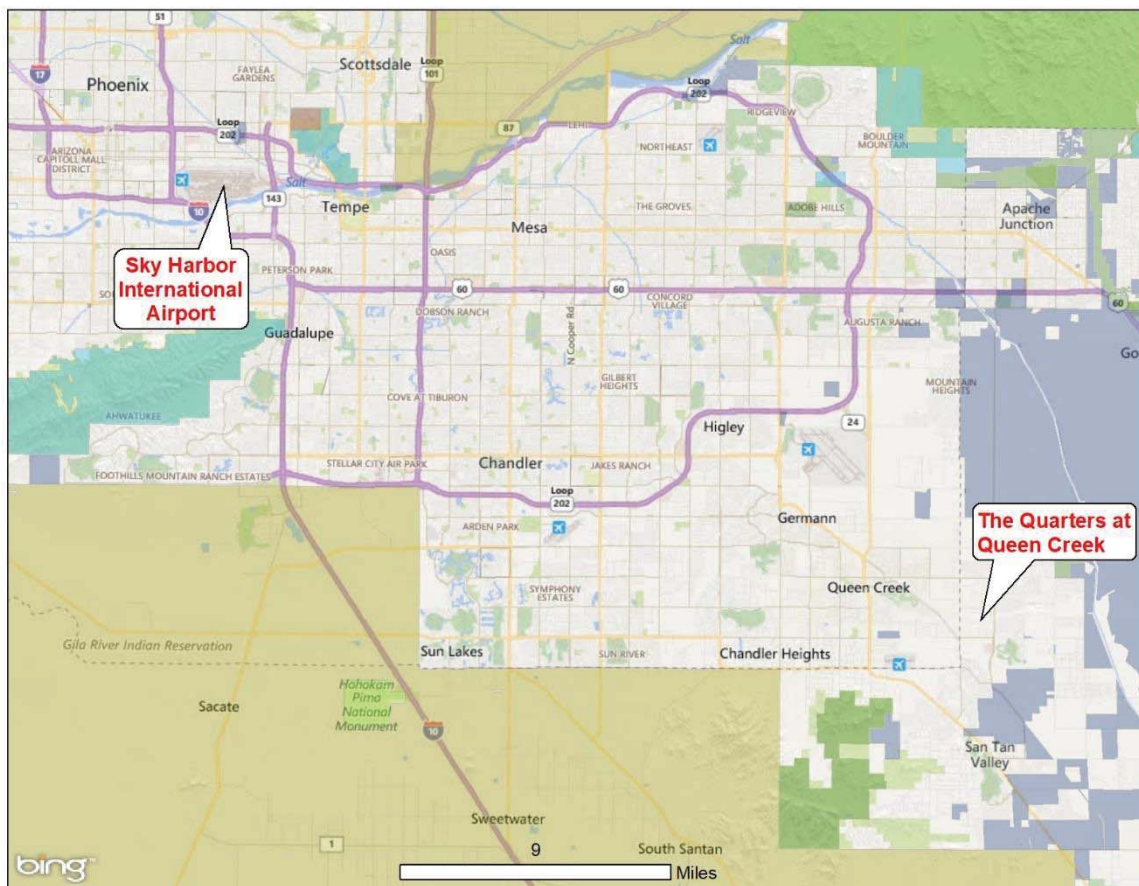
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## 2.0 PURPOSE OF REQUEST

The Quarters at Queen Creek (**"The Quarters"**) is being proposed as a unique single-family community that incorporates significant open space (35%), an equestrian trail system, and enhanced design elements. The Project will consist of 254 single-family lots on 88 acres. The purpose of this report is to establish and request the approval of a Planned Area Development (**PAD**) plan for The Quarters, along with the supplemental Open Space & Recreation Plan (**OSRP**) under a separate cover. The development is located north of the northwest corner of Gantz Rd. and Combs Rd. in Pinal County, Arizona. The Quarters is bound by residential lots on the south & east, Queen Creek wash on the north, and agricultural land to the west. Refer to **Figure 1** below for a **Regional Map** and **Figure 2** on *Page 3* for a **Vicinity Map** of the subject site.

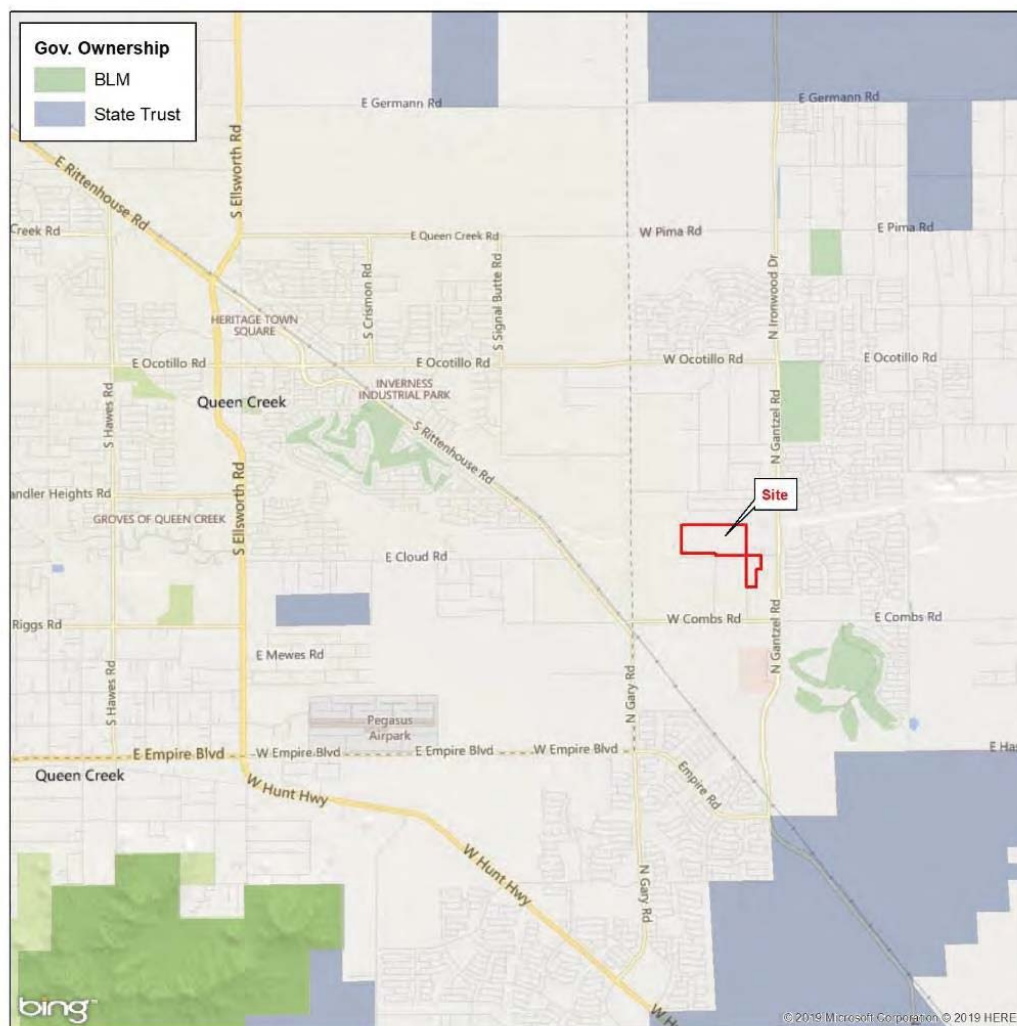


**Figure 1 - Regional Map**

The PAD for The Quarters lays out the land use characteristics for the property and proposes a master plan development consisting of single-family residential at a density of 2.87 units per acre. A key characteristic of The Quarters is its abundance of open space, with approximately 35% (31 acres) of the site being reserved for open space and landscape tracts, including a centrally located Community Park, two neighborhood parks, an extensive trail system looping the entire boundary of Parcel A, and the west side of Parcel B (which will be open to the existing adjacent residents and their horses), and other community amenities.

The community's deep exterior landscape setbacks, complete with horse trail, was designed to create a beautiful community with a strong sense of arrival and place for its future residents. It was also designed in this manner after extensive outreach and communications with the existing adjacent residents. The design has been a critical element of earning their support. We now have the support of the neighborhood association and several adjacent neighbors. They appreciate how this community protects their way of life with large buffers and landscaping, provides them with a horse trail, and does all this while providing them with modern conveniences like a paved road and traffic signal onto Gantzel Road.

The site is currently zoned both Suburban Ranch (SR) (74 ac.) and Single Residence (CR-2) (14 ac.), and we are seeking to rezone the entire 88 acres to R-7 PAD. The San Tan Valley Special Area Use Plan designation for the majority of the property is Rural Living (74 ac.) with a small portion of Suburban Neighborhood (14 ac.). We are requesting a Minor Comprehensive Plan amendment under separate cover to modify the designation of Rural Living to Suburban Neighborhood, which is more consistent with the development pattern and development trajectory of the broader area. It's worth noting that when we started meeting



**Figure 2 - Vicinity Map**



with the County and the neighbors on this case, the comprehensive plan in effect at that time showed the subject property as “Moderate Low Density Residential (1-3.5 du/ac), which is consistent with our request.

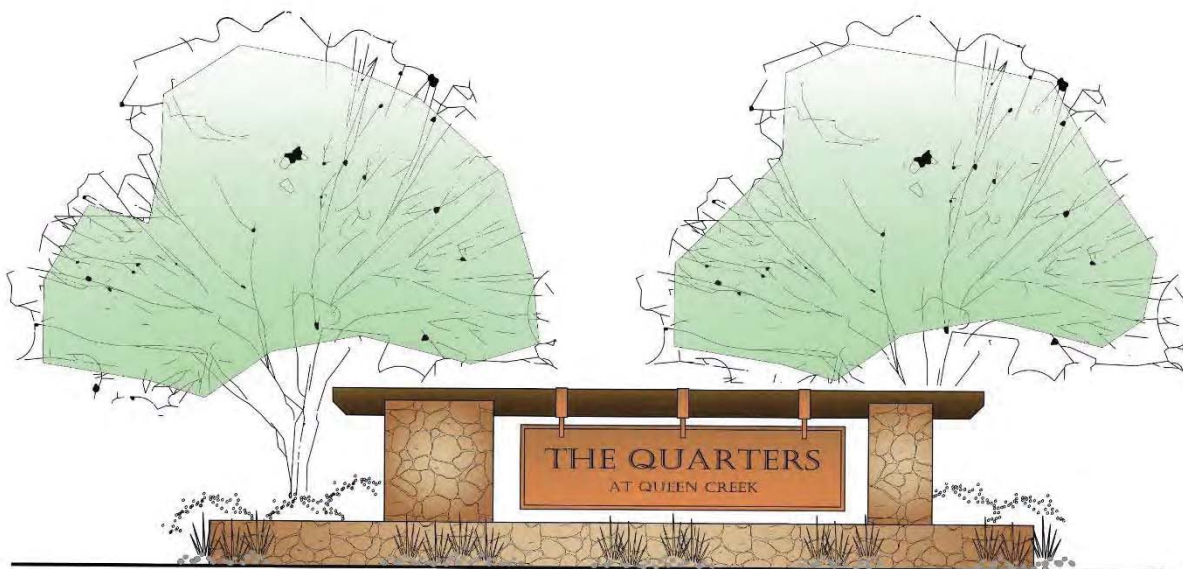
This project narrative supplements the Rezoning and PAD applications submitted to the County (a copy of the applications can be found in **Appendix A** and the legal description for the site can be found in **Appendix B**).

### 3.0 DESCRIPTION OF PROPOSAL

---

#### Site Plan Design, Land Use Standards, Densities, and Uses

The Quarters has been designed as an enhanced single-family community that incorporates significant open space, lush landscaping, and an extensive equestrian trail system with connections to Queen Creek wash. In total, an astounding 35% of the development will be preserved as open space. This open space will be accented and complemented by neighborhood amenities, theme walls, a sidewalk network, and an enhanced entry (shown below).



The recreation plan for The Quarters will include neighborhood pocket parks that have been centrally located in the Quarters development for the use and benefit of the residents. An extensive trail network will be utilized to connect the park sites and residential neighborhoods. The outside perimeter of the larger 74-acre parcel will provide an equestrian trail set within a massive landscape buffer for the benefit of all property owners within the adjacent Sun Valley Farms Subdivision. Refer to *Section 14.0* for additional detail on the recreational amenities.

In various ways, the project exceeds the County’s design requirements. This elevated design will help create a project that will set a standard for how to buffer existing large lot properties. (See **Site Development Plan (Exhibit A)** and **Conceptual Land Use Plan (Exhibit B)**).

The location of the site is another positive feature of the proposal. Future residents of the project will have convenient access to schools, parks, and transportation corridors. Refer to **Exhibit C** for the **Context Map**.




(Refer to **Appendix C** for the **Preliminary Landscape Plans** for The Quarters, including preliminary details for amenities, master sign & wall plan, sign & wall elevations, open space & recreation plan, conservation plan, and pedestrian path & trails plans.)

The Quarters incorporates three different lot sizes (See **Land Use Summaries (Table A)**). The largest of the three, the 75’-wide lots, have been strategically placed on the eastern border of Parcel A to act as another buffer to the large lots to the east. These lots serve as an *additional* buffer to the primary buffer, which is the expansive and deep open space area.

The overall density for the proposed development will be 2.87 du/acre and will include 254 single-family residential lots of 9,000 square feet, 7,200, square feet and 6,000 square feet. Compared to most subdivisions being constructed in the valley currently, this density is very low. This has been done in consideration and protection of the adjacent large-lot property owners. This too has been a significant point in earning support among those neighbors.




A summary of the **Amended Development Standards** and **Amended Land Uses** are listed in **Table B** and **Table C**, respectively.

**Table A - Land Use Summary (Overall)**

<b>OVERALL SITE DATA:</b>				
Gross Acreage		88.39 ac		
Area of Street R/W		17.28 ac		
Area of Lots		39.45 ac		
Total Open Space		30.91 ac (35%)		
Developed Open Space		22.30ac (25.2%)		
Recreation Open Space		8.00 ac (9.7%)		
Additional Land Landscape Tracts		0.77 ac (0.9%)		
Total No. of Lots Permitted		254		
Total No. of Lots Provided		254		
Gross Density		2.89 du/ac		
Lot Mix:	Lot Area	Lot Size	Zoning District R-7	% of Lots
	6,000 sf	50' x 120'	153	60.2%
	7,200 sf	60' x 120'	89	35.0%
	9,000 sf	75' x 120'	12	4.7%
Total			254	100%




**PARCEL A SITE DATA:**

Gross Acreage	74.35 ac
Area of Street R/W	14.02 ac
Area of Lots	33.55 ac
Total Open Space	26.00 ac (35%)
Developed Open Space	18.67 ac (25.1%)
Recreation Open Space	8.11 ac (10.9%)
Additional Land Scape Tracts	0.77 ac (1.0%)
Total No. of Lots Permitted	216
Total No. of Lots Provided	216
Gross Density	2.91 du/ac

Lot Mix:	Lot Area	Lot Size	Zoning District R-7	% of Lots
	6,000 sf	50' x 120'	120	55.6%
	7,200 sf	60' x 120'	85	39.4%
	9,000 sf	75' x 120'	11	5.1%
Total			216	100%

**PARCEL B SITE DATA:**

Gross Acreage	14.01 ac
Area of Street R/W	3.21 ac
Area of Lots	5.89 ac
Total Open Space	4.91 ac (35%)
Developed Open Space	4.43 ac (31.6%)
Recreation Open Space	0.48 ac (3.4%)
Total No. of Lots Permitted	38
Total No. of Lots Provided	38
Gross Density	2.71 du/ac

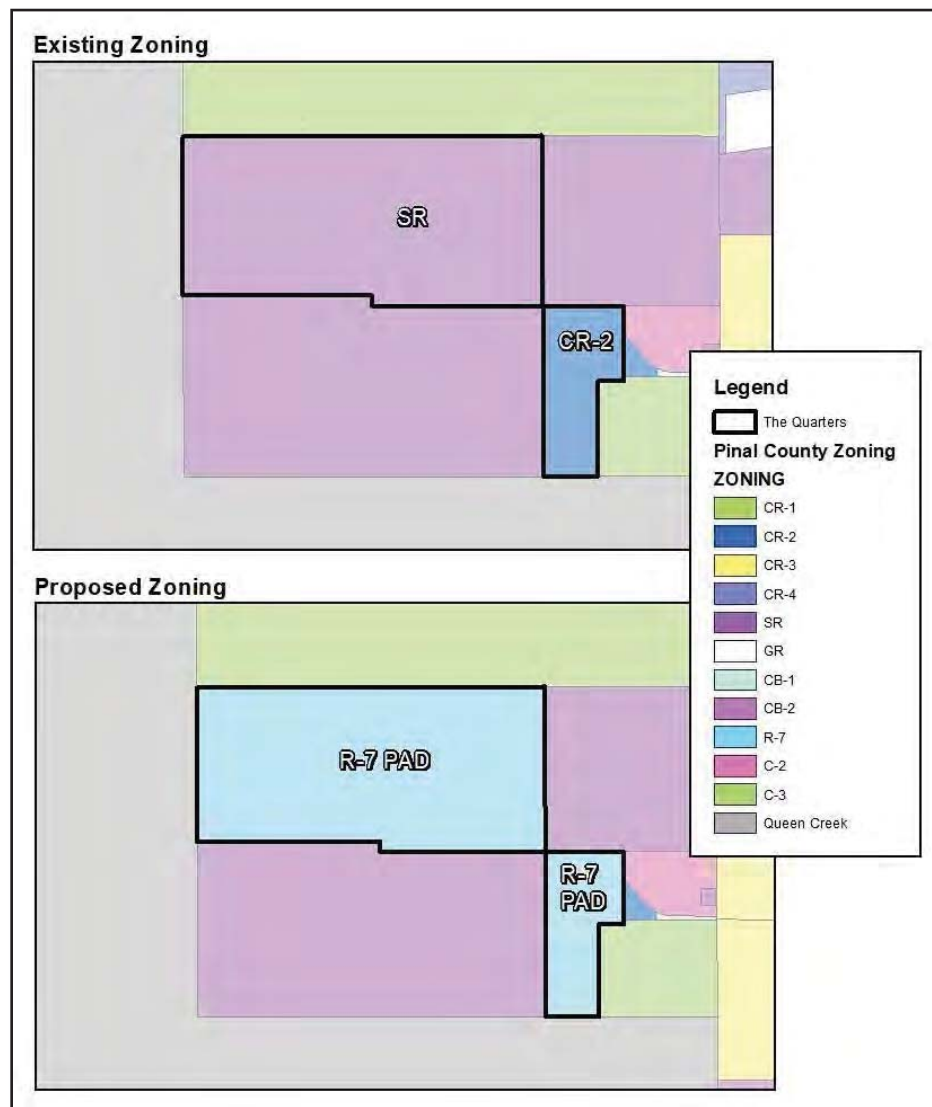
Lot Mix:	Lot Area	Lot Size	Zoning District R-7	% of Lots
	6,000 sf	50' x 120'	33	86.8%
	7,200 sf	60' x 120'	5	13.2%
	9,000 sf	75' x 120'	0	0.0%
Total			38	100%

<b>Table B - Amended Development Standards</b>							
Min. Lot Area (SF)		Min. Lot Width		Setbacks (Front/Side/Rear)		Max. Bldg. Height of Main Building	
R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD
7,000	6,000	50'	*50'	20'/ 10'+10'/ 25'	*20'/ 5'+5'/ 20'	30'	30'
Max. Buildable Area		Min. Dist. Between Main Buildings		Min. Dist. Between Main & Detached Accessory Buildings		Max. Bldg. Height of Detached Accessory Building	
R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD
N/A	*60%	N/A	5'	7'	7'	20'	20'
<p><i>*Notes:</i></p> <ol style="list-style-type: none"> <li><i>1. Minimum lot widths are measured at the front setback line.</i></li> <li><i>2. The typical front garage setback is 20' from back of sidewalk to the face of garage door.</i></li> <li><i>3. Front patio may extend into front yard setback no more than 5'</i></li> <li><i>4. Side-entry garage and/or casitas (livable space) will have a minimum front yard setback of 15' measured from the front property line.</i></li> <li><i>5. A covered patio is a single-story element and may extend into the rear yard setback no more than 10'.</i></li> <li><i>6. Street side yard setbacks on lots shall include adjacent landscape tracts. In addition to any landscape tract, a 5' wide side yard setback will be required on the lot.</i></li> <li><i>7. Buildable area not to exceed 60 percent of the lot, including all structures, except swimming pools.</i></li> </ol>							

<b>Table C - Amended Land Uses</b>	
Permitted Uses	<p>All uses under the R-7 base zoning per Pinal County Development Service Code, Sections 2.275.020 or as below.</p> <ul style="list-style-type: none"> <li>A. One dwelling, conventional construction</li> <li>B. Child care (no more than five children from whom compensation is received)</li> <li>C. Church, subject to the requirement set for the in PCDSC 2.150.220</li> <li>D. Government structures, fire district stations, sheriff's facilities and their accessory use</li> <li>E. Group home, subject to the requirements set forth in PCDSC 2.150.200</li> <li>F. Guest house/casita, subject to the requirements set forth in PCDSC 2.150.240</li> <li>G. Home occupation, subject to the requirements set forth in PCDSC 2.150.260</li> <li>H. Parks</li> <li>I. Public schools</li> <li>J. Solar energy device, subject to the requirements set forth in Chapter 2.210 PCDSC. Solar energy device shall not be the primary use of the property. Individual homeowner use only shall be permitted.</li> <li>K. Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a government entity or governmental agency is performing a governmental function. [Ord. 011812-OZ-PZ-007-10 § 36].</li> </ul>
Non-permitted Uses	None

### Conformance to Adopted Land Use Plans

The zoning on the property will be rezoned from SR & CR-2 to R-7 PAD. The development is bordered by the Town of Queen Creek (R1-18) zoning to the west, SR zoning on the south and east, and CR-1 zoning on the north (see **Figure 3** below).



**Figure 3 - Pinal County Zoning**

The Quarters is located within Tile A of the Pinal County Comprehensive Plan. More specifically, the site is located within the San Tan Valley Special Area Plan. Within the Special Area Plan, the majority of the site (74 acres) is designated as Rural Living, while 14 acres in the southeast corner of the development are designated Suburban Neighborhoods. We are requesting this Suburban Neighborhoods be applied to the entire site through a Non-Major Comprehensive Plan Amendment (CPA) application under a separate cover.

The Suburban Neighborhoods designation is consistent with both the development pattern and development trajectory of this area. See **Figure 4** below. This area will continue to see more suburban development, whether in the County or in Queen Creek. Nevertheless, we have been mindful of our adjacent neighbors who have larger, rural lots. Indeed, we have been working with the HOA of that

community since June 2018 to modify our plan to meet their requests. With their input, we have designed a community that strongly preserves the lifestyle of the rural properties next to the site. We achieved that balance with large setback buffers, lush landscaping, buffer lots, and an equestrian trail that was designed with them in mind.



**Figure 4 – San Tan Valley Special Area Plan**

The suburban neighborhood designation allows for densities up to 4 du/acre, but we have not sought to develop up to that limit. Instead, we have pushed and pulled on the site plan to bring our density to 2.87 units per acre, which is a remarkably low-density figure for subdivisions currently being developed.

One of the underlying sentiments among the community is this project, and the development team, are a large improvement from prior proposal(s) that has/have been presented to the community. The

neighbors understand that with the housing crisis in Arizona and the current development pattern in this area, the subject property will receive ongoing pressure to develop with a more traditional subdivision. The neighborhood sentiment is that what we have done with our current proposal is better than the other proposals that could be made on this property, and certainly better than prior proposals. And by listening to them, keeping to our word, and redesigning the project to preserve their lifestyle over approximately a two-year period, we believe we have earned their trust and appreciation. Certainly some would prefer things stay as they are, but others understand development is coming and appreciate the accommodations that have been made.

One concern raised by neighbors was how to keep our future residents from driving onto their private roads in front of their houses on the south. After a great deal of discussion, we agreed to install three vehicular gates for the sole use of those residents. These gates would grant access to those residents but not allow access to the future residents of the project. We have also designed them to be wide enough to accommodate long trailers the neighbors sometimes have. Both the gating and the trailer accommodation was something the neighbors greatly appreciated.

Last year, one adjacent resident tried to sell his house. He found that the dirt road was a hindrance to some would-be buyers. Our subdivision will provide a tree-lined road from Gantzel Road to both our community and to the neighbors' frontage road. Part of this accomplishment required reaching a deal with landowner Mike Peltcs, who owns the easternmost part of our proposed subdivision that is currently zoned CR-2. By incorporating his lot into the project, we were able to pave the roadway all the way to Gantzel Road. Additionally, by incorporating Mr. Peltcs's property, we would be converting commercial zoning next to several of their lots with residential zoning, which reduces intensity.

We have also heard from Supervisor Goodman himself that the intersection of Red Fern Road and Gantzel Road is very dangerous. He said he fears for the safety of his children and grandchildren whenever they leave his house after a visit.

In our experience, developers often like to plan wider lots next to more rural lots as the primary buffering mechanism. And we have followed that concept on the east. But that is not truly the best buffering technique. If new homes are too close to the existing lots, it doesn't make much of a difference whether the existing resident can see two wider homes or 4 narrower homes next to them. What matters is having buildings close to them. That close proximity is the type of condition that causes the new community to change the character of the existing community. That is why we have gone to such lengths to introduce significant and lushly landscaped setback buffers between our new community and the existing lots.

Consider that existing residents are generally not concerned about smaller lots on the opposite side of an arterial road because it doesn't have a direct effect on them. It's a separate community. There isn't a nexus and the influence of the new community isn't on the existing community. What we have done, by introducing open space buffers of 250' to the south and 220' on the east, is separate the two communities to such an extent that the influence of one won't be on the other.

After the proposed subdivision is built, the existing residents will still be able to sit on their properties, walk on their properties, come and go from their properties, and otherwise enjoy their properties without



any substantial change. We are pushing our subdivision so far back and putting in so much screening, that it won't change the lifestyle of the existing residents. The feel of their property will be substantially the same. Only except looking at a dirt field, they will look at lush landscaping and be able to take their horses on a tree-lined equestrian trail.

We could certainly understand an objection if our new homes were within 20' of the neighbors' property lines, it could arguably change the feel of living on their lots. But frankly the same would be true of large homes on quarter-acre lots if they didn't have a large setback and intervening lush landscaping. Similarly, if we were to remove the buffer but drop the homes by 100 units, it would be a greater burden on the existing community.

What we have introduced truly is the best way to buffer and maintain their lifestyle. And we are actually enhancing their lifestyle with a new equestrian trail with lush landscaping and a new paved road that leads to a safe traffic signal. They will have the best of both worlds. They will have lots with a more rural feel but will have the safety and convenience of modern development. We believe our development, because of these features, will increase the value of their properties.

The circumstance of more traditional neighborhoods existing next to more rural communities is not new in Pinal County can be found within **Exhibit E**. Where our proposal stands out is in the depth of our buffer (at 250' and 220') and in the lushness of the landscaping in between. Some of these other instances have a buffer, but they are bleak.

The County notes a concern about losing rural lots. But the County isn't losing rural lots. The County is losing a dirt field. This field has been vacant for many years. If it was viable for these lots to develop along with the rest of the community, it seems to us it would have already occurred at this point.

It is important to note that when the property went into escrow and the initial work was started with Pinal County and the adjacent HOA board over a year ago, the land use designation on the site was Moderate



Figure 5 - Pinal County Comprehensive Plan

Low Density Residential (MLDR)(1 – 3.5 du/ac) within the adopted Pinal County Comprehensive Plan (see **figure 5** below). At that time, the project's proposed density fell comfortably within that range, and thus no comprehensive plan amendment was required. But, as work continued with the neighbors and Pinal County, to take the necessary time to modify the plan, the designation was changed to Rural Residential by the implementation of the San Tan Valley Special Area Plan. Knowledge of this change was not known until the pre-application meeting occurred. The zoning request hasn't changed, but the land use designation changed out from underneath us, necessitating this minor comprehensive plan amendment. In a recent City Council meeting in another Arizona jurisdiction, the city attorney said she believed changing the general plan land use designation without the consent of the property would be grounds for a Prop 207 violation. Whether it is or not is something we are not seeking a response to, but it does seem unfair at the very least.

Although an amendment to the land use map is necessary, it's important to note that The Quarters conforms to underlying objectives of the Pinal County Comprehensive Plan. It brings a beautiful, well designed community to the area that is designed with 35% open space, lush landscaping, and amenities for future residents and existing neighbors. It also brings rooftops to the area, which will support the existing and planned commercial areas. Yet these rooftops are being introduced in a community that has been designed to protect the lifestyle of the adjacent rural lots. Moreover, the project, and its proposed roadway, will give these rural lot owners access to the traffic signal, which is a huge safety improvement. The residents are currently turning onto Gantzel Road without the benefit of a signal, and multiple neighbors have highlight how unsafe this movement is.

### **Circulation**

The Pecan Creek Rd. alignment will be the primary access for The Quarters at Queen Creek. Pecan Creek Rd. will be improved to current Pinal County standards and connect to Gantzel Rd.

Secondary access will be provided in two different locations. The first thirty-eight (38) lots in phase 1 will utilize an emergency access point located at the end of N. Wagtail St. Wagtail St. is a cul-de-sac in which the second point of temporary access will be provided via an all-weather surface and a crash gate in case that portion of the subdivision be walled.

The second emergency access for the remaining 216 lots will be off a Pecan Creek Rd. An access drive off Pecan Creek Dr. will utilize an existing easement within the Sun Valley Farm subdivision that will traverse west along Red Fern Rd. to an unnamed road along the western boundary of the Sun Valley Farms subdivision, then traverse south to Combs Rd. Refer to **Figure 6** for the location of the secondary access points.

All roadways within the limits of the development as well as Pecan Creek Dr. will be public streets and dedicated to Pinal County upon approval by the Pinal County Public Works Department.

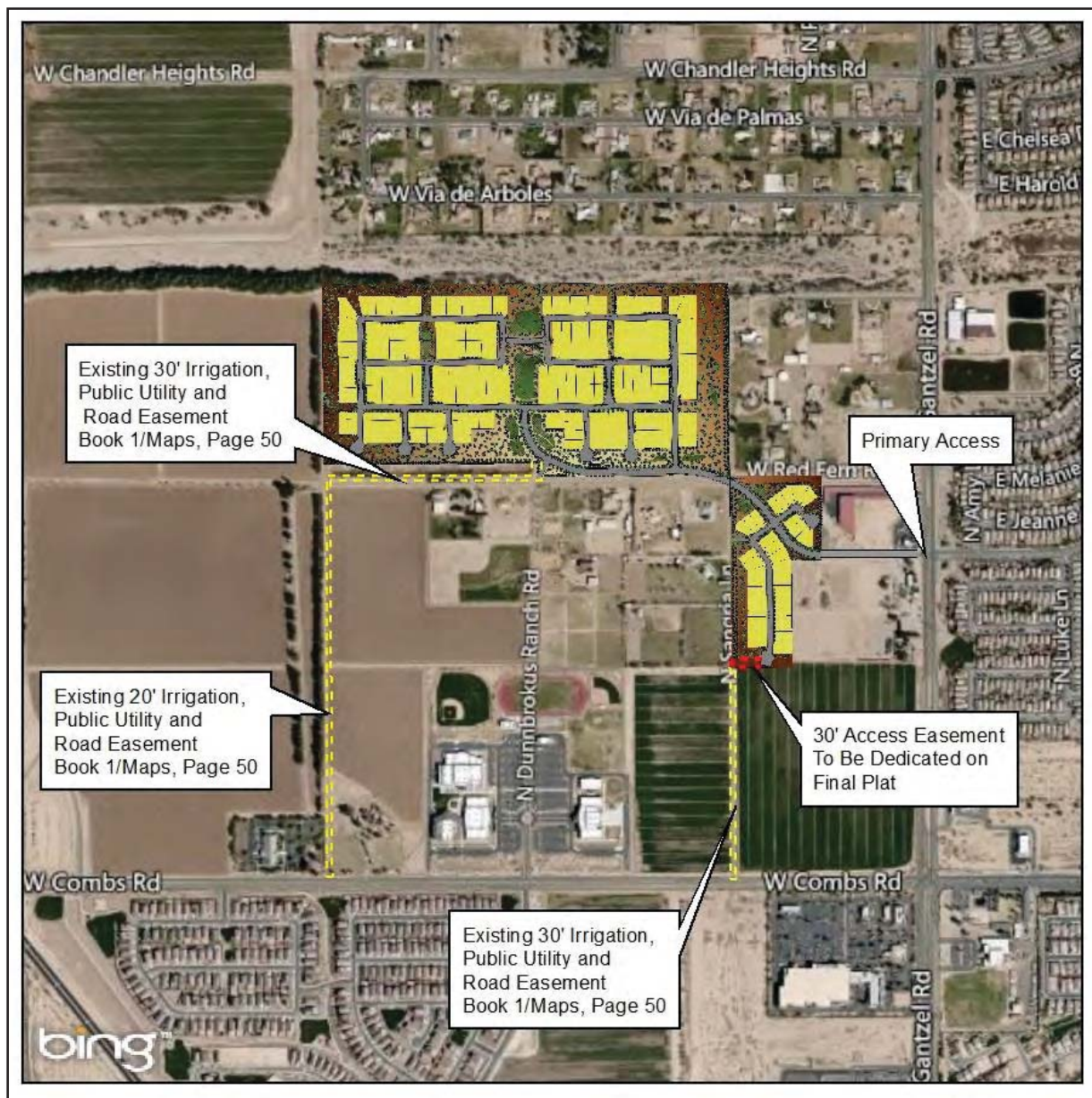


Figure 6 - Secondary Access

#### 4.0 RELATIONSHIP TO SURROUNDING PROPERTIES WITHIN ONE MILE

The Quarters is bordered to the south by the Sun Valley Farms subdivision under SR zoning; the Town of Queen Creek to the west with a zoning designation of Suburban Residential; Queen Creek Wash to the immediate north followed by the Vinwood Estates subdivision under CR-1 zoning; and additional land under the Sun Valley Farms subdivision under the C-3, C-2 and, SR zoning designations. Other land uses,



including MD, CR-3, CR-4, C-1, C-2, C-3, and CB-1, are also located within one mile of the subject site. Refer to **Exhibit D - Surrounding Properties Map** which identifies area properties within one mile of the subject site.

The predominant development pattern in the area is of subdivisions similar to that which we are proposing, only they are often of higher density.

## **5.0 SCHOOLS**

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The Quarters at Queen Creek is located within the J.O. Combs Unified School District. Students in grades Kindergarten thru 6<sup>th</sup> grade will attend the Harmon Elementary School located approximately 1-mile northeast of the subject site. Students in grades 7<sup>th</sup> and 8<sup>th</sup> will attend the J.O. Combs Middle School located approximately 1-mile southeast of the site. Students in grades 9<sup>th</sup> thru 12<sup>th</sup> will attend the Combs High School located approximately 5 miles northeast of the site.

Officials from the school district were contacted to discuss The Quarters development. Based on the projected growth calculations for the development, a school site is not required on the subject site and the district has the capacity to accommodate the additional students. Correspondence from the J.O. Combs Unified School District can be found in **Appendix C**.

## **6.0 PUBLIC SERVICES**

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Public services are located in proximity to The Quarters development. Rural Metro Fire Station #842 is located on Gantzel Rd., approximately 1.2 miles south of the site. A Pinal County Sheriff's Office substation is located at the northeast corner of Ocotillo Rd. and Gantzel Rd., approximately 1.5 miles northwest of the site. The nearest post office is located in San Tan Valley on Hunt Highway and Gary Rd., approximately 5 miles to the south. The Banner Ironwood Hospital on Gantzel Rd. is 0.75 miles to the south.

## **7.0 COMMUNITY SERVICES**

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Residents in The Quarters development will utilize nearby and regional community services such as churches, libraries, museums, and community centers – enhancing the draw of the community to families. The Queen Creek Library is located approximately 5 miles to the northwest. Several churches are in close proximity to the site including The Church of Jesus Christ of Latter-day Saints (multiple), New Creation Fellowship, Berean Baptist Church, and Christ's Church Free Will Baptist.

## **8.0 LOCATION AND ACCESSIBILITY**

---

This site is within close proximity to already established job centers that makes it an ideal location for a development of this caliber because it can fill the increasing demand for people in the area. An added benefit is that the project is a short distance away from the San Tan Mountains, San Tan Regional Park

and Superstition Mountains. Homes within The Quarters have views of the San Tan Mountains to the south, and Superstition Mountains to the north and east.

The subject site is located approximately 0.5 miles from the Combs Rd. and Gantzel Rd. intersection. Residents will access this major commercial intersection via either roadway. The San Tan Freeway is approximately 13 miles northwest of The Quarters and the future north-south freeway planned approximately 4 miles east of the site.

The Quarters Creek is within a relatively short distance from the Central Arizona College (5 miles), Williams Gateway Airport (12 miles), ASU Campus (12 miles) and the Town of Queen Creek (5 miles).

## 9.0 COMPLIANCE WITH ACCESS MANAGEMENT MANUAL

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The proposed development is in compliance with the Pinal County Access Management Manual (October 2017 Update) – Regionally Significant Routes for Safety and Mobility (RSRSM).

## 10.0 UTILITIES AND SERVICES

---

Utilities and Services will be provided for The Quarters at Queen Creek as shown in **Table D** below:

<b>Table D - Utilities &amp; Services</b>	
Wastewater	Town of Queen Creek
Water	Town of Queen Creek
Electric	Salt River Project
Telephone	CenturyLink
CATV	Cox Communications
Police	Pinal County Sheriff's Office
Fire	Rural Metro
Schools	J.O. Combs Unified School District
Solid Waste Disposal	Contract Hauling Company

### 10.1 Wastewater

The property lies within the Town of Queen Creek wastewater service area. Queen Creek will be the wastewater provider for The Quarters at Queen Creek via an offsite wastewater line that will convey onsite wastewater flows by gravity into the Greenfield Water Reclamation Plant. A service agreement between The Town and the developer will be executed prior to development to provide wastewater service to the property.

### 10.2 Water

The property lies within the Town of Queen Creek water service area. Queen Creek will be the water provider for The Quarters at Queen Creek and has facilities with available

capacity to serve the subject site. A service agreement between Queen Creek and the developer will be executed prior to development to provide water service to the property.

#### 10.3 Electrical Service

The subject site is located within Salt River Project (SRP) electrical service area, and SRP will provide electrical service to the site.

#### 10.4 Telephone

CenturyLink is the provider of telephone service to the site.

#### 10.5 Cable TV

Cox Communications is the provider of cable tv service for this area.

#### 10.6 Police, Fire Protection

Police services will be provided by the Pinal County Sheriff's Department.

Fire protection and ambulance services will be provided by Rural Metro Corporation.

#### 10.7 Solid Waste Handling

Solid waste services will be provided by a contract hauling company.

#### 10.8 Schools and Libraries

The Quarters at Queen Creek is located within the J.O. Combs Unified School District. The nearest library is the Queen Creek Library.

### 11.0 OWNERSHIP & CONTROL

---

Covenants, Conditions and Restrictions (CC&R's) will provide for the formation of a homeowners association for The Quarters. Open space common areas within The Quarters at Queen Creek will be maintained by the future homeowners association. All local roads and streets within The Quarters are proposed to be dedicated to Pinal County upon approval by Pinal County Public Works Department and will be constructed in accordance with Pinal County standards. Development and construction of common areas and streets will be the responsibility of the developer.

### 12.0 TIMING OF DEVELOPMENT

---

The construction and required improvements for The Quarters are expected to move forward as the County issues project approvals. The Quarters is anticipated to be developed in two phases as shown on the **Conceptual Land Use Plan (Exhibit B)** and **Phasing Summary (Table E)** below.

The anticipated timing of development for the following project benchmarks are listed below:

**Table E - Phasing Summary**

**Phasing Summary**

	Parcel	Lot Area	Lot Size	No. of Lots
PHASE I	A 1	6,000 sf	50' x 120'	33
	A 2	7,200 sf	60' x 120'	5
PHASE II	B1	6,000 sf	50' x 120'	120
	B2	7,200 sf	60' x 120'	84
	B3	9,200 sf	75' x 120'	12

	Phase I	Phase II
Submittal of Tentative Plat:	Q3 2020 – Q1 2021	Q2 2020 – Q1 2021
Submittal of Traffic Impact Analysis:	Q3 2020 – Q4 2020	Q3 2020 – Q1 2021
Submittal of Final Plats:	Q2 2021 – Q2 2021	Q4 2021 – Q4 2021
Improvement Plan approval (onsite/offsite):	Q2 2021 – Q2 2021	Q4 2021 – Q4 2021
Dedication of Right-of-Way:	Q2 2021 – Q2 2022	Q2 2021 – Q1 2022
Submittal of Financial Assurances:	Q2 2022 – Q2 2022	Q4 2022 – Q1 2023
Formation of Homeowners Association:	Q3 2022 – Q2 2022	Q1 2022 – Q4 2023
Construction of Required Parks / Open Space:	Q2 2022 – Q2 2022	Q4 2022 – Q4 2023
Improvement of the Property for the Use Approved:	Q2 2021 – Q2 2024	Q2 2021 – Q2 2024

### 13.0 CONFORMANCE WITH COMPREHENSIVE PLAN

See discussion in Section 3.0

### 14.0 RECREATIONAL AMENITIES

Recreational amenities at The Quarters at Queen Creek are abundant and a strong selling point of the community. It will have ample usable open space areas including neighborhood pocket parks along with a network of multi-use trails to provide connections between the amenities and residential neighborhoods. Refer to **Appendix D** for the **Preliminary Landscape Plans** for The Quarters at Queen

Creek, including preliminary details for the recreational amenities, open space, and pedestrian & equestrian paths.

#### **14.1 Conservation Open Space:**

There are no conservation areas on this site given it is being actively farmed.

#### **14.2 Recreation Open Space:**

Significant effort has been given to the design and programming of the recreational amenities for the project. Four (4) amenity areas are strategically located for easy access to all residents via the 8-foot wide, paved and/or unpaved multi-use trail or project sidewalks. The Recreation Open Space area is comprised of the four separate amenity areas and the 30-foot trail corridors surrounding all paved and/or unpaved multi-use trails throughout the site.

All amenity areas exceed the minimum requirement of 10,000 square feet each and are designed to target users of all ages. The amenity areas include large turf areas for open play, shade structures with picnic furniture and shaded play structures.

Visually pleasing landscaping will enhance the amenity areas and will include shrubs with a minimum size of 5 gallons. A minimum 2-inch depth of ½-inch minus, or larger, decomposed granite will be specified on the landscape plans for all planted areas. To provide variety to the landscape, the clustering of trees and shrubs is provided.

Trees are strategically located to buffer the street frontage and surrounding residential lots, to organize and define use areas on the recreation area site, to provide protection from wind and sun, and as a visual amenity to the recreation area.

#### **14.3 Developed Open Space:**

Developed Open Space is characterized as a passive amenity that provides an enhanced aesthetic to the community in the form of landscaping in the common area tracts of the community.

Live, drought tolerant, vegetative plant material will consist of: a) a minimum of 50% vegetative groundcover that does not exceed 18-inches in height, and b) no more than 50% trees and shrubs. Shrubs with a minimum size of 5 gallons. To provide variety to the landscape, the clustering of trees and shrubs will be provided. Regular on-center spacing or linear placement of trees and shrubs in retention/detention basins will be limited in favor of natural spacing to mimic the adjacent, undisturbed areas.

#### **14.4 Amenity Details:**



The below amenities are conceptual and are to be used only as a guideline for final product selection.

**Play Structure(s)** – Capacity: 40-50, Age: 2-12, Size: 17'x23', Protective Area: 33'x35', ADA compliant. Colors, TBD



**Figure 7 - Typ. Play Structure**

**Ramada(s)** – Size: 16' min., square or rectangular, monitor style roof, powder coated steel frame, aluminum roof, Color: TBD. Architecture of ramadas indicative of rural nature of area.



Figure 8 - Ramada

**Bocce Ball Court** – Size: Approx. 60' x 12'; Surface: synthetic turf or compacted gravel.



Figure 9 - Bocce Ball Court

**Picnic Bench(s)** – Shape: rectangle, Seats: 4+, Material: coated metal with synthetic wood. Colors: TBD



Figure 11 - *Typ. Picnic Table*

**Bench(s)** – Length: 6' or 8', Material: coated metal with synthetic wood, Color: TBD.



Figure 12 - *Typ. Bench*

**Trash Receptacle(s)** - Size: 55-Gallon, Material: coated metal with synthetic wood.  
Ground mounted. Color: TBD



**Figure 13 - Trash Receptacle**

**Grill(s)** – 20", Black.



**Figure 14 - Typ. Grill**

Refer to the ***Open Space & Recreation Plan*** and ***Pedestrian Path & Trails Plan*** in **Appendix D** for specific details.

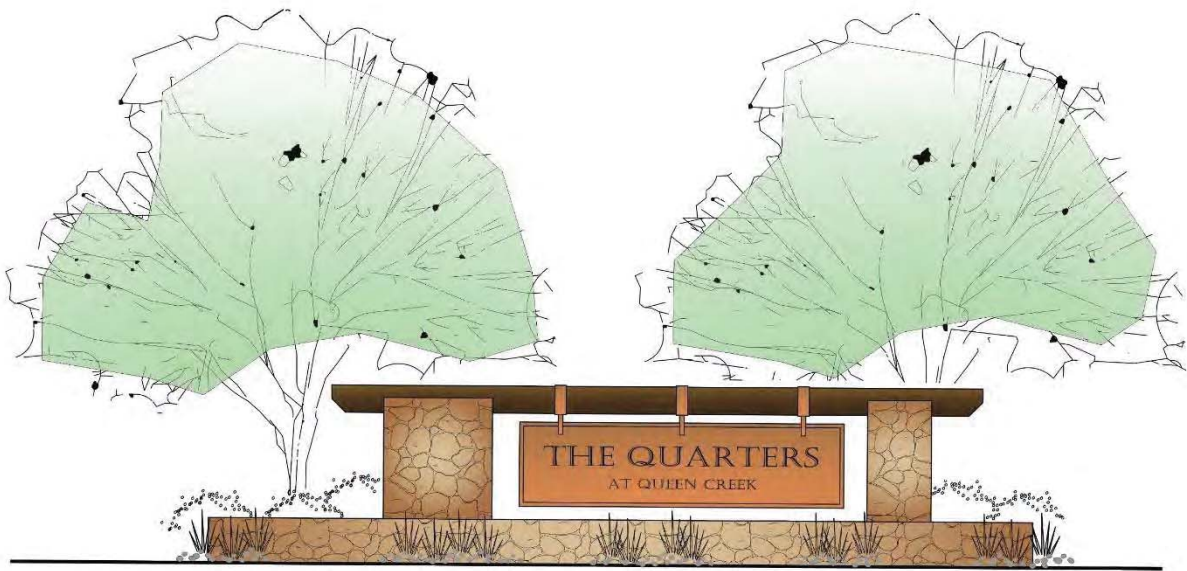


## 15.0 FENCES, WALLS & SCREENING

---

At the entry of the subdivision will be an enhanced entry monument that will feature wood, stone, plants, and trees. The theming will be contemporary agrarian.

Our enhancement of the entry monument was specifically done to signal and underscore that this is a quality community with quality finishes. We also wanted to honor the agrarian heritage of the site as well the more rural lifestyle of the lots nearby. We believe our entry achieves those ends.



Four wall elevations are proposed for the development. These include the project theme wall, secondary project theme wall, standard 4-inch builder block wall and 2' on 4' view wall. All walls will be colored in earth tones to blend with the environment. The locations for each wall type are depicted on the **Master Wall Plan** in **Appendix D**.

The project theme wall will be located along the more visible routes as well as the sides of lots that face local streets within the development. The wall features a combination of smooth and split face blocks of varying depths along the top of and within the wall to provide relief.

The project view fence is provided in areas of the development where lots side or back to open space areas. The wall detail compliments the theme wall detail with 4-foot of smooth block and 2-feet of tubular steel view fence on top, and smooth block CMU columns.

A standard 4-inch builder wall is proposed for portions of the development that are least visible within the community.

Extensive efforts have been put forth to screen the proposed homes from the views of the surrounding rural lot neighbors. The effect of those efforts can be seen in the attached renderings, which have been

produced in conjunction with the landscape architect to provide maximum accuracy. The renderings show a tightly configured, double row of evergreen trees along the property line that provides a solid tree canopy hedge. See **figures 14 – 16** below for conceptual renderings, which are rendered at approximately 5 years of growth from time of planting. A key map is attached to this application along with full sized images of the renderings. A few are pasted below for convenience.



**Figure 15 - East side of Property, Looking North**





Figure 16 - Adjacent Property to East, Looking West



Figure 17 - Adjacent Property to South, Looking North

Refer to the ***Master Sign & Wall Plan*** in **Appendix D** for specific details.

## **16.0 TOTAL NUMBER OF DWELLING UNITS**

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A total of 254 single-family residential lots are proposed for The Quarters at Queen Creek development.

## **17.0 MAXIMUM RESIDENTIAL DENSITY OF EACH PLANNING UNIT**

---

The proposed Quarters at Queen Creek development will consist of 254 single-family residential lots on 88 acres. The overall maximum residential density for the development is 2.87 du/acre. It is very uncommon for modern subdivisions to be able to afford all the required infrastructure and still be able to maintain a density less than 3 du/ac. Nevertheless, this was provided as an important accommodation to the larger lot homeowners, and those homeowners have been grateful for it.

The Quarters at Queen Creek is anticipated to be constructed in two phases as shown on the ***Conceptual Land Use Plan (Exhibit B)*** and ***Phasing Summary (Table E)***.

## **18.0 TOTAL NUMBER OF PARKING SPACES FOR RECREATIONAL FACILITIES**

---

Dedicated parking spaces will not be provided for the open space areas at The Quarters at Queen Creek. Parking along the internal public streets will be allowed for residents and guests. Residents of the community will be encouraged to walk to the open space areas via the sidewalks and open space trails.

## **19.0 TYPE OF LANDSCAPING**

---

The Quarters has been designed with distinctive character through the creative use of open space areas, parks, trails, theme walls, and landscaping. The landscape plan includes a diverse plant palette that features lush looking, but low water use, desert tolerant plant materials.

In our work with the adjacent homeowners, they asked us to not plant anything that would be poisonous to horses. We agreed and revised our landscaping plan to remove certain species that might be harmful to horses. The trail around the community will serve as an equestrian trail for those larger lot owners. Our residents are not expected to bring horses onto the trail, as we are not having horse rights within our individual lots. Providing a walking trail that could also double as an equestrian trail was specifically done to be a benefit to those adjacent neighbors and, again, to protect their way of life.

Shade trees, screening shrubs and colorful accent groundcover materials are used throughout the project to enhance the community aesthetic and pedestrian experience. The design intent of the landscaping is to utilize a variety of water efficient trees, shrubs, and groundcovers that will provide shade, visual interest, buffering, and aesthetic value to the project. Careful selection and massing of plant materials and turf will provide colorful and appropriate transition from the surrounding rural areas. Turf will be used strategically at certain locations along the equestrian trail and adjacent to the community entry drive



to enhance the design aesthetic while not unnecessarily lowering the sustainability of the project. The landscape design will adhere to the landscape recommendations for open space and recreation areas as outlined in the OSRM and will meet the requirements for PAD's outlined in the Pinal County Development Services Code.

Trees and shrubs will be planted in sizes and quantities that meet the requirements of the OSRM and Chapter 2.176.160(C) of the Pinal County Development Services Code. While every tree and shrub to be planted is not depicted with the OSRP, the documentation provided identifies the landscape palette and general planting areas. ½-inch screened decomposed granite will be used as an inorganic groundcover in all recreation and development open space areas that are not identified as turf.

An existing tree Salvage and Inventory Plan **will not** be provided due to the existing row crop nature of the site.

All proposed landscape areas will be irrigated with a water efficient system that utilizes drip irrigation in all non-turf areas. The location of landscape irrigation systems and future water outlets will be provided during final design and submittal of construction level landscape plans.

Refer to the ***Preliminary Landscape Plan*** in **Appendix C** for specific details.

## **20.0 PRELIMINARY HYDROLOGIC DATA**

---

The Quarters at Queen Creek site is currently agricultural land consisting of farm fields and desert shrubs, with the Queen Creek wash on the northern property boundary. The site topography generally slopes northwesterly towards Queen Creek Wash. Based on the existing topography, there are minimal offsite flows that impact the project site. The flow that originates offsite will flow in a northwesterly direction, ending up in Queen Creek Wash and continuing its historical flow path westerly.

The development will be designed to retain the 100-year, 2-hour storm event. Drainage patterns will be based on existing topography, proposed street patterns and grading conditions. Street capacities will be designed to convey flows within the top of curbs and the right-of-way for the 10-year and 100-year storm event, respectively. In an event larger than the 100-year, 2-hour storm, emergency overflow will be released along the public streets to the central and western retention basins with an ultimate outfall at the northwest corner of the project site.

## 21.0 CONCLUSION

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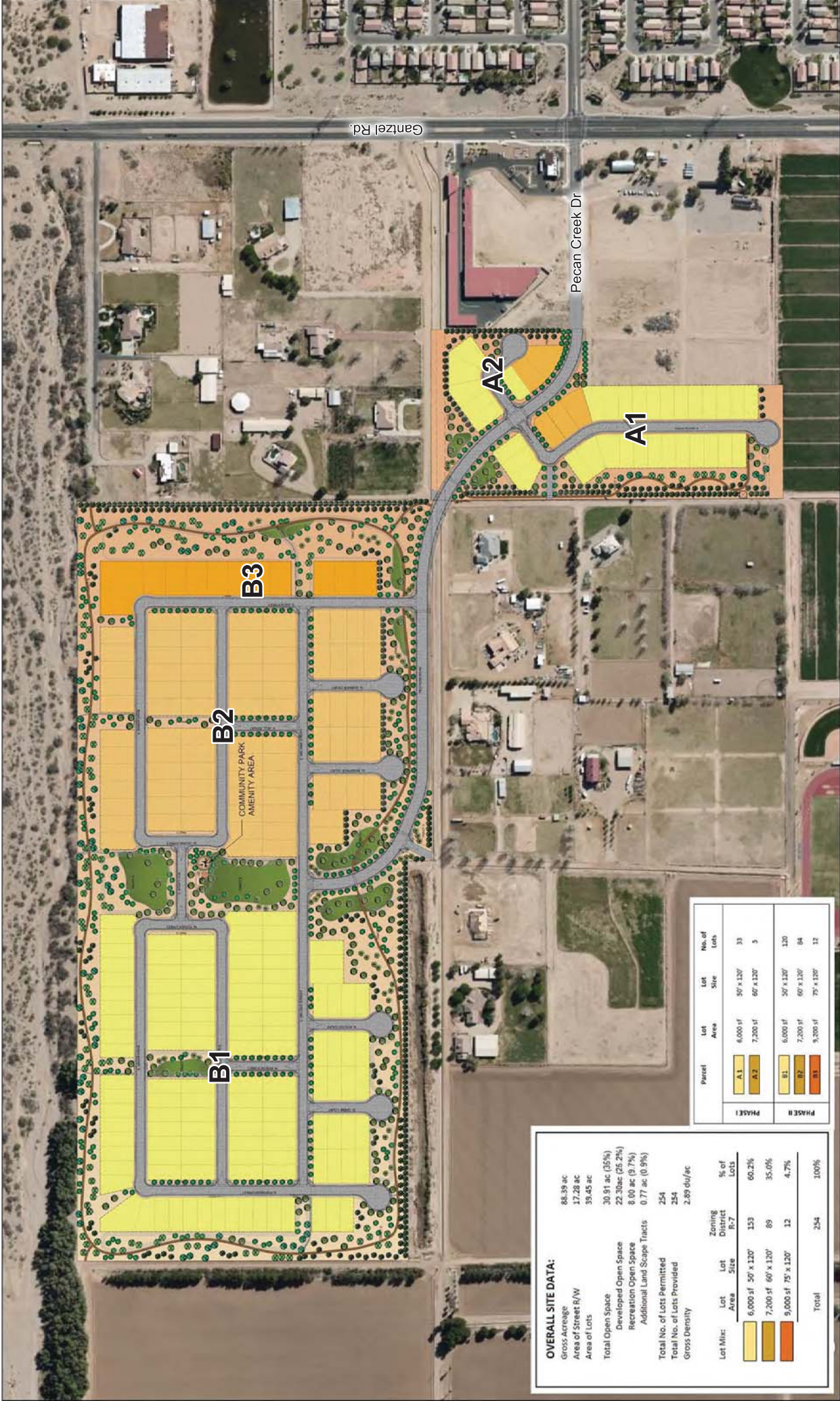
The Quarters at Queen Creek will be a premiere family community in the San Tan Valley that is in line with development patterns in the area, but also protects and even enhances the rural lifestyle of adjacent rural lot owners. Through The Quarters' emphasis on open space and a direct connection to the Queen Creek wash trail system, plus its proximity to the hospital, college, churches, and good schools, The Quarters at Queen Creek will attract families to contribute to the continued success of Pinal County. Because of the increase in demand for new housing in this very area, we anticipate the development can begin construction in the short-term future. The Quarters at Queen Creek looks forward to becoming a Pinal County point of pride.

# Exhibits

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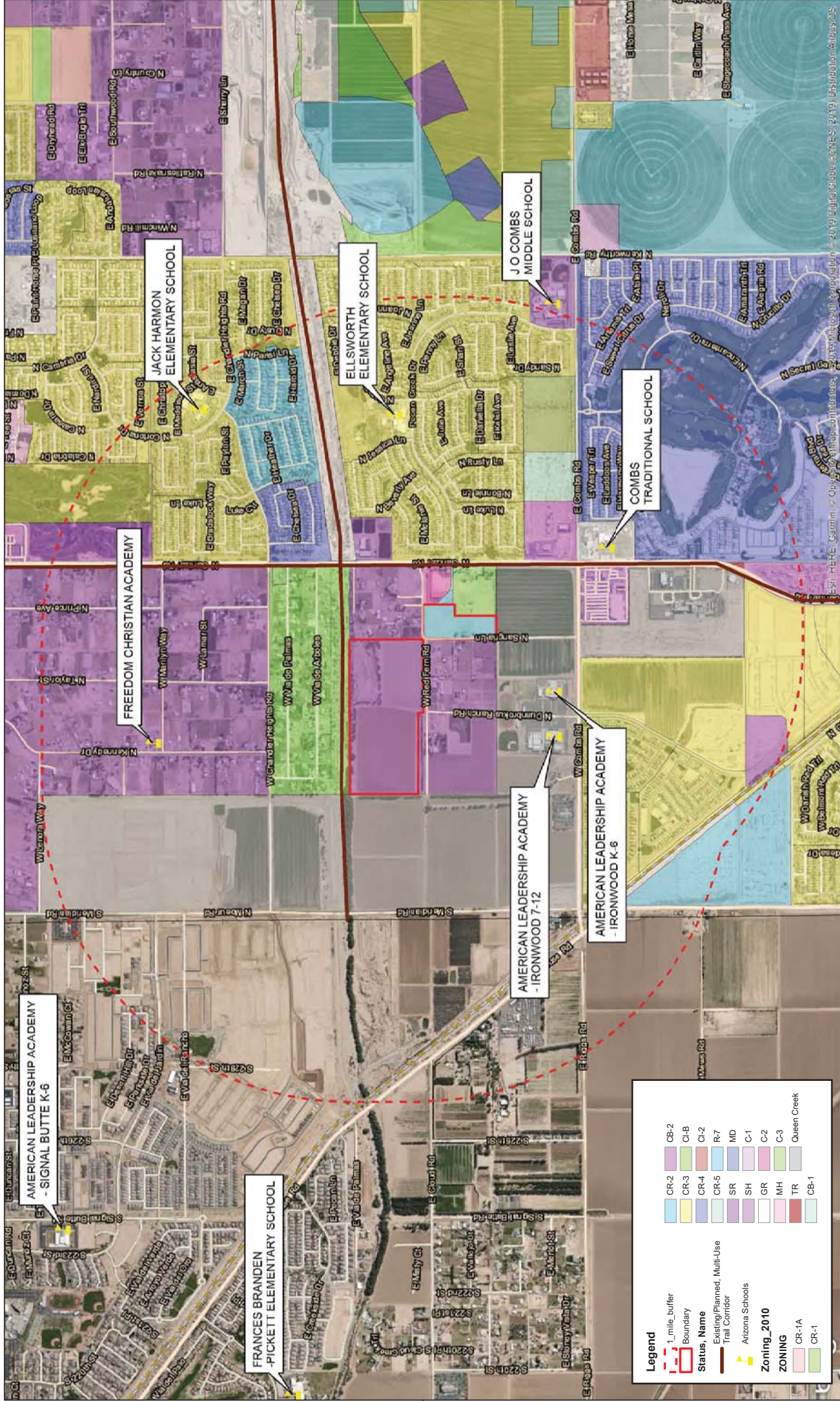
OVERALL SITE DATA:				
Gross Acreage	88.39 ac			
Area of Street R/W	17.28 ac			
Area of Lots	39.45 ac			
Total Open Space	30.91 ac (35%)			
Developed Open Space	22.30ac (25.2%)			
Recreation Open Space	8.00 ac (9.1%)			
Additional Land Scape Tracts	0.77 ac (0.9%)			
Total No. of Lots Permitted	254			
Total No. of Lots Provided	254			
Gross Density	2.89 du/ac			

Lot Mix:	Lot Area	Lot Size	Zoning District B-7	% of Lots
	6,000 sf	50' x 120'	153	60.2%
	7,000 sf	60' x 120'	89	35.0%
	9,000 sf	75' x 120'	12	4.7%
Total			254	100%

Parcel	Lot Area	Lot Size	No. of Lots
A1	6,000 sf	50' x 120'	33
A2	7,000 sf	60' x 120'	5
B1	6,000 sf	50' x 120'	120
B2	7,000 sf	60' x 120'	94
B3	9,000 sf	75' x 120'	12





1\_mile\_buffer

Boundary

Status\_Name

Existing/Planned, Multi-Use

Trail Corridor

Arizona Schools

CR-2

CR-3

CR-4

CR-5

SR

SH

GR

MH

TR

CB-1

CB-2

CH-B

CI-2

R-7

MD

C-1

C-2

C-3

Queen Creek

Zoning\_2010

ZONING

CR-1A

CR-1

# The Quarters at Queen Creek

Pinal County, Arizona





# The Quarters at Queen Creek

Pinal County, Arizona

0 600 Feet



united  
engineering  
group

600 FT Buffer

**EXHIBIT "A"**  
**GANTZEL & COMBS (PARCEL A) - LEGAL DESCRIPTION**

A PORTION OF THE NORTH HALF OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 30 BEARS NORTH 00 DEGREES 17 MINUTES 23 SECONDS EAST A DISTANCE OF 2642.35 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 32 SECONDS WEST A DISTANCE OF 1304.40 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 29 SECONDS EAST A DISTANCE OF 20.37 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 37 MINUTES 34 SECONDS WEST A DISTANCE OF 1261.00 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS EAST A DISTANCE OF 85.03 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 56 SECONDS WEST A DISTANCE OF 1398.44 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 53 SECONDS EAST A DISTANCE OF 1100.09 FEET;

THENCE CONTINUING NORTH 00 DEGREES 16 MINUTES 53 SECONDS EAST A DISTANCE OF 80.00 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 09 SECONDS EAST A DISTANCE OF 2657.39 FEET;

THENCE SOUTH 00 DEGREES 10 MINUTES 37 SECONDS WEST A DISTANCE OF 80.00 FEET;

THENCE CONTINUING SOUTH 00 DEGREES 10 MINUTES 37 SECONDS WEST A DISTANCE OF 1180.80 FEET TO THE POINT OF BEGINNING.



**EXHIBIT "A"**  
**GANTZEL & COMBS (PARCEL B) - LEGAL DESCRIPTION**

A PORTION OF THE EAST HALF OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 30 BEARS NORTH 00 DEGREES 17 MINUTES 23 SECONDS EAST A DISTANCE OF 2642.35 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 32 SECONDS WEST A DISTANCE OF 707.36 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 17 MINUTES 17 SECONDS WEST A DISTANCE OF 502.74 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 55 SECONDS WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 05 SECONDS WEST A DISTANCE OF 197.58 FEET;

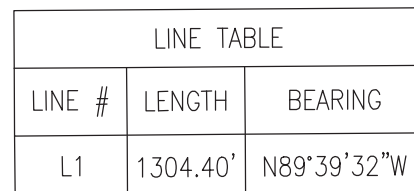
THENCE SOUTH 00 DEGREES 10 MINUTES 29 SECONDS WEST A DISTANCE OF 703.69 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 35 SECONDS WEST A DISTANCE OF 398.39 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 29 SECONDS EAST A DISTANCE OF 1256.44 FEET;

THENCE SOUTH 89 DEGREES 38 MINUTES 32 SECONDS EAST A DISTANCE OF 597.08 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 17 SECONDS WEST A DISTANCE OF 20.20 FEET TO THE POINT OF BEGINNING.



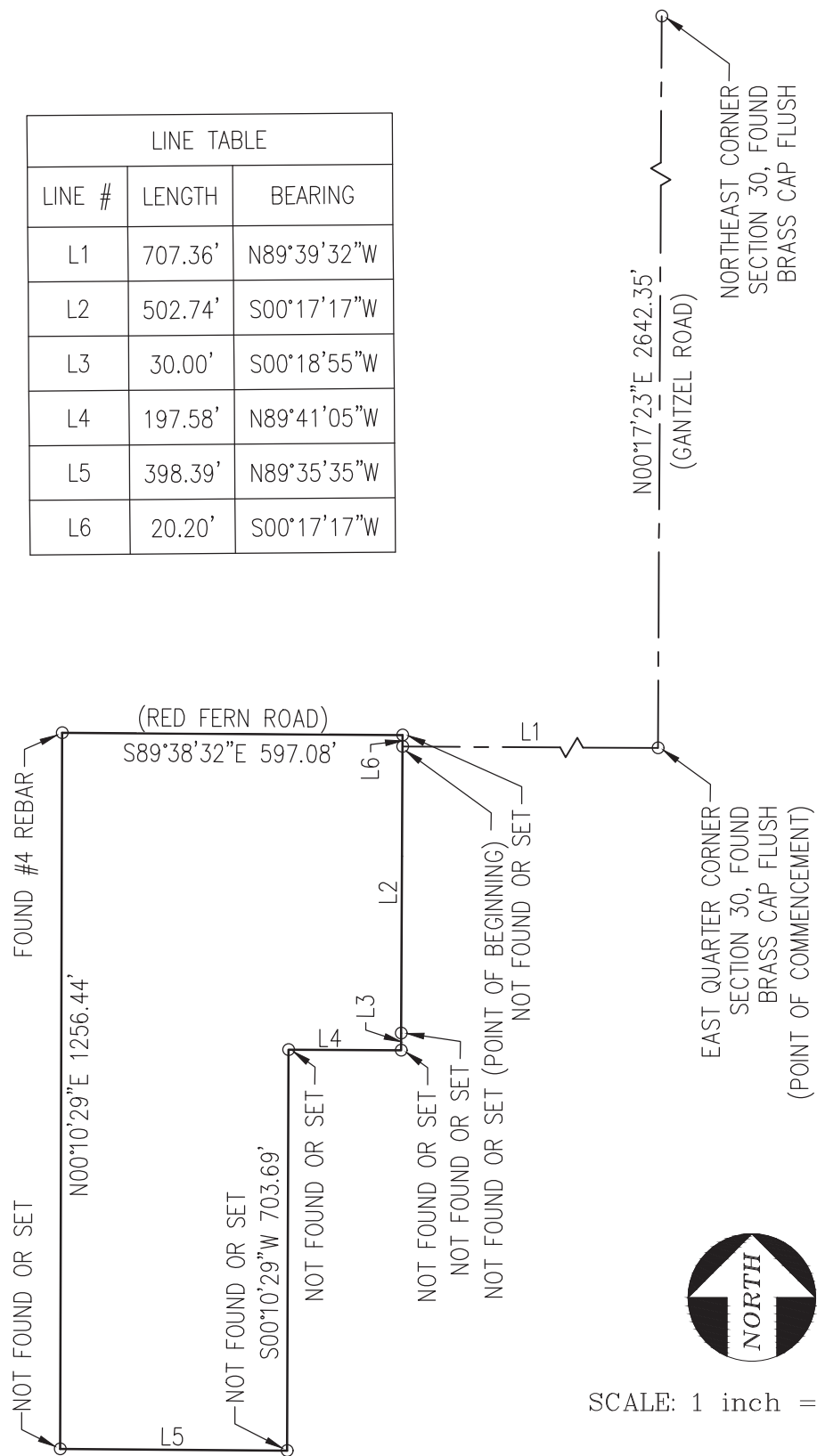
SCALE: 1 inch = 400 ft.



united engineering group

3205 W. Ray Road  
Chandler, AZ 85226  
Phone: 480.705.5372  
Fax: 480.705.5376  
[www.unitedeng.com](http://www.unitedeng.com)

LINE TABLE		
LINE #	LENGTH	BEARING
L1	707.36'	N89°39'32"W
L2	502.74'	S00°17'17"W
L3	30.00'	S00°18'55"W
L4	197.58'	N89°41'05"W
L5	398.39'	N89°35'35"W
L6	20.20'	S00°17'17"W



## EXHIBIT B

GANTZEL & COMBS - PARCEL B  
PINAL COUNTY, ARIZONA



united engineering group

3205 W. Ray Road  
Chandler, AZ 85226  
Phone: 480.705.5372  
Fax: 480.705.5376  
www.unitedeng.com

# Appendix A

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Rezone, PAD & CPA Applications

(All applications **must** be typed or written in ink.)

## SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public:  

---

Water and Sewer to be provided by Queen Creek, Power by SPR, Gas by Mesa Gas, Telephone by Centrylink, Cable by Cox  

---

School by J.O. Combs, Fire by Rural Metro, Police by County Sheriff, Solid Waste by contract haul company.  

---
2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan:  

---

188 AM trips and 251 PM trips. Ingress and Egress is address in the PAD booklet.  

---
3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan:  

---

Two driveway parking spaces will be provided per SFR lot.  

---
4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?  

---

No.  

---
5. What type of landscaping are you proposing to screen this use from your neighbors?  

---

Preliminary landscape plans included with the PAD submittal.  

---
6. What type of signage are you proposing for the activity? Where will the signs be located?  

---

Preliminary Wall and Sign plans included with the PAD submittal.  

---
7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:  

---

N/A  

---
8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested:  

---

Refer to PAD booklet  

---
9. Have you discussed possible conditions that may be placed on the approval with the Planning Department? ☐ YES ☒ NO
10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ☒ YES ☐ NO

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.

---

Name of Landowner (Applicant)	Address	Phone Number
-------------------------------	---------	--------------

---

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


**Sean Hamill**

3205 W Ray Rd, Ste 1, Chandler AZ 85226 480-705-5372 x 114

---

Name of Agent	Address	Phone Number
---------------	---------	--------------

---

	9/9/19	shamill@unitedeng.com
Signature of Agent		E-Mail Address

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

(All applications **must** be typed or written in ink.)

- CASE:



**AMENDED DEVELOPMENT STANDARDS**

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between in Feet)		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
R-7	7,000	6,000	50'	50'	Front: 20'	Front: 20'	30'	30'	Main Building: 7'	Main Building: 7'	N/A	60%
					Side: 10'/10'	Side: 5'/5'			Front Lot Line: 60'	Front Lot Line: 60'		
					Rear: 25'	Rear: 20'			Rear & Side Lot Lines: 5'	Rear & Side Lot Lines: 5'		
					Front:	Front:			Main Building:	Main Building:		
					Side:	Side:			Front Lot Line:	Front Lot Line:		
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		
					Front:	Front:			Main Building:	Main Building:		
					Side:	Side:			Front Lot Line:	Front Lot Line:		
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		

AMENDED PERMITTED USE LIST

Proposed Zoning	Uses that will <b><u>NOT</u></b> be permitted in this Planned Area Development
R-7	Any use not permitted under PCDSC 2.275.020

AMENDED PERMITTED USE LIST

Proposed Zoning	Uses that <b><u>WILL BE</u></b> permitted in this Planned Area Development
R-7	Any use permitted under PCDSC 2.275.020

*See Attached*  
**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 600 / 1,200 (Circle One) feet of the subject parcel boundary.

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

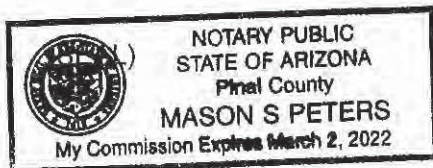
Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

I hereby verify that the name list above was obtained on the 6 day of Sept, 2019,  
at the office of United Engineering, and is accurate and complete to the best of my  
knowledge.

[Signature]  
Signature

9/6/19  
Date

Acknowledged before me by Sean Hanfill, on this 6<sup>th</sup>  
day of September, 2019.



[Signature]  
Signature of Notary Public

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

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

---

Name of Landowner (Applicant)	Address	Phone Number
-------------------------------	---------	--------------

---

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


**Sean Hamill**

3205 W Ray Rd, Ste 1, Chandler AZ 85226 480-705-5372 x 114

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Name of Agent	Address	Phone Number
---------------	---------	--------------

---

 9/9/19	shamill@unitedeng.com
Signature of Agent	E-Mail Address

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



## APPLICATION CHECKLIST

FOR A PROPOSED PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT  
IN UNINCORPORATED PINAL COUNTY



A. Check the appropriate item:



This PAD is being submitted without a zone change request



This PAD is being submitted in conjunction with a zone change request.  
The applicant must complete a zone change application. – *(Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application).*



B. Hold a Neighborhood/Community Meeting:



1. Notify all property owners within 1200' (feet)



2. Hold the meeting within five (5) miles of the subject property



3. Hold the meeting between 5:00 pm – 9:00 pm



4. Include with the application the following:



a. Copy of Notice of Neighborhood/Community Meeting



b. List of property owners notified - *(Use page 6 of this application)*



c. Minutes of the meeting



d. Attendance sign-in sheet with names & addresses



C. Submit a completed "Agency Authorization" form *(if applicable)*.



D. Submit a "PAD Book" (written narrative) concerning the proposed development to include the following sections – *Refer to Chapter 2.176.240 (B) of the PCDSC for further clarification (NOTE: Please No Spiral Binding):*



1. Title Page



2. Purpose of Request



3. Description of Proposal



Nature of the Project



Proposed Land Uses



Building Types & Densities



Conformance to adopted Land Use Plans



Circulation and Recreation Systems

- ☒ 4. Relationship to surrounding properties within one mile
- ☒ 5. Schools
- ☒ 6. Public Services
- ☒ 7. Community Services and how will the need for these services be addressed
- ☒ 8. Location & Accessibility
- ☒ 9. Compliance with RSRS, Access Management Manual, October 2008
- ☒ 10. Utilities & Services
- ☒ 11. Ownership & Control – [See Section 2.176.240 (B)11]
- ☒ 12. Timing of Development (Phasing Schedule)
- ☒ 13. Conformance with the Comprehensive Plan
- ☒ 14. Recreational Amenities
- ☒ 15. Fences, Walls & Screening
- ☒ 16. Total number of dwelling units
- ☒ 17. Maximum Residential Density of each planning unit
- ☒ 18. Total number of parking spaces for recreational facilities
- ☒ 19. Type of landscaping
- ☒ 20. Preliminary hydrologic data and a statement on drainage
- ☒ 21. Additional Information for Commercial & Industrial Uses *(if applicable)*:
  - ☐ Total Area in acres proposed *(Commercial & Industrial Separated)*
  - ☐ Approximate retail sales floor area *(Commercial)*
  - ☐ The uses proposed based on permitted uses in the base zone.
  - ☐ The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.
- ☒ 23. Tables:
  - ☒ a. Land Use Table(s) to include the following:
    - 1) Total Acreage of the site
    - 2) Total Area of arterial & collector streets
    - 3) Total Area & Percent of Open Space
    - 4) Total Number of each type of dwelling unit



- 5) Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
- 6) The Overall proposed Density

- ☒ b. Amended Development Standards Table comparing proposed and current zoning code standards for:
- 1) Minimum Lot Area
  - 2) Minimum Lot Width
  - 3) Minimum Building Setbacks
  - 4) Maximum Building Height
  - 5) Minimum Distance between main & detached accessory buildings
  - 6) Buildable Area

- ☒ c. Amended Use Tables:
- 1) Permitted Uses
  - 2) Non-Permitted Uses

- ☒ d. Utilities & Services Table of type and source:
- 1) Sewer
  - 2) Water
  - 3) Electric
  - 4) Telephone
  - 5) Police
  - 6) Fire
  - 7) Schools
  - 8) Solid Waste Disposal

- ☒ 24. Appendix, as applicable



- E. **Submit a map** that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain the following information:

- ☒ 1. Zoning Boundaries
- ☒ 2. Street Alignment
- ☒ 3. Open Space
- ☒ 4. Trails



- F. **Submit a current preliminary Title Report** (*dated within 60 days prior to application*)



- G. **Submit a Development Plan.** The submittal shall be drawn at a sufficient scale as to not exceed a print size larger than 24" X 36" with 11" X 17" reductions to be included in the PAD Overlay District Application where the lettering is of sufficient size to be readable. The Development Plan shall include:





## 1. Site Plan:

- ☒ a. Title of project as shown in the narrative report, such as "**Planned Area Development for (insert name of Development)**" in bold letters.
- ☒ b. Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
- ☒ c. North Arrow, Scales (*written & graphic*), Preparation Date & Subsequent Revision Dates.
- ☒ d. Vicinity Map showing project, surrounding development and applicable zoning districts (*scale no less than 1" = 2,000'*)
- ☒ e. Existing Zone designation & requested zone change (*as applicable*)
- ☒ f. Legal Description of total site
- ☒ g. Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
- ☒ h. All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
- ☒ i. Location & Identification of all existing and proposed utilities, location and width of associated easements.
- ☒ j. Location of all existing structures and significant natural features.
- ☒ k. Nearest regional significant routes to proposed development as projected in RSRSM Final Report, December 2008.
- ☒ l. All points of ingress and egress.
- ☒ ~~m. Parking Areas.~~
- ☒ n. Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
- ☒ o. Indicate and/or label (*as applicable*):
  - 1) Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
  - 2) Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
  - 3) Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
  - 4) Phase Lines (*as applicable*).
- ☒ p. Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
  - 1) Each type of dwelling unit
  - 2) Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur).

- ☒ q. Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- ☒ r. Indicate location, type, height, and materials for proposed walls, fences, and signs.
- ☒ s. Location and types of existing and proposed landscaping.
- ☒ t. Designated Flood Zone

☒ **2. Quantitative Development Data Tables**

- ☒ a. Land Use table to include:
  - 1) Total Gross Acreage of site
  - 2) Total Area of Streets (Public & Private)
  - 3) Total Area of Public Open Space
  - 4) Total Net Area of all intended uses
  - 5) Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
  - 6) Total Dwelling Units permitted under base zoning district
  - 7) Total number of each dwelling type including range and mixture of lot sizes within each base zone
  - 8) Grand Total of Dwelling Units
  - 9) Overall Density proposed
- ☒ b. Zoning Comparison Table of Existing & Proposed to include:
  - 1) Lot area per dwelling unit
  - 2) Setbacks
  - 3) Minimum Lot Widths
  - 4) Maximum Building Heights
  - 5) Parking
- ☒ c. Utility & Services Table indicating type and source:
  - 1) Sewer
  - 2) Electric
  - 3) Telephone
  - 4) Water
  - 5) Police/Security
  - 6) Fire
  - 7) Schools
  - 8) Solid Waste Disposal
- ☒ d. Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.



**H. Submit an Open Space & Recreation Plan ("OSRP") that includes – Refer to Chapter 2.176.250 (B) (25) of the PCDSC for further clarification:**

- ☒ **1. Reviewed the Pinal County Open Space & Recreational Area Guideline Manual (OSRAM).**



## ☒ 2. Site Analysis

- ☒ a. Aerial Photo
  - 1) Preferred scale of 1"=50' (*maximum scale of 1"=100'*)
  - 2) Site Analysis should be produced in an 8½" X 11" format for text
  - 3) Site Analysis should be produced in an 24" X 36" format for plans
- ☒ b. Total acreage of proposed development
- ☒ c. Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- ☒ d. A concept drawing of the proposed development including:
  - 1) Gross Site Area
  - 2) Number of proposed lots
  - 3) Proposed Arterial & Collector street circulation system
  - 4) Proposed lot size(s),
  - 5) Proposed Retention/detention areas
  - 6) Proposed Development Phasing
- ☒ e. The Target Market of the proposed development – (*See OSRAM Guideline Manual*)
- ☒ f. Existing and proposed developed or conservation open space areas and multi-use path and trail corridors within proximity to the proposed development:
  - 1) within one (1) mile in proximity of the proposed development of less than 800 gross acres
  - 2) within three (3) miles in proximity of the proposed development of 800 gross acres or more.
- ☒ g. Narrative Describing:
  - 1) How the proposed development will integrate into the County's overall open space and trail system as depicted in the plan
  - 2) How the requirements for Developed and/or Conservation Open Space, recreation areas and multi-use path and trails are met.
- ☒ h. A pedestrian circulation system
- ☒ i. A Slope Analysis identifying the following slope categories:
  - 1) 0% - 5%
  - 2) 5% - 10%
  - 3) 10% and greater
- ☒ j. Identification of wash corridors and preliminary hydrologic information for the contributing watershed.
- ☒ k. Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.
- ☒ l. Identification of potential view corridors.

- ☒ m. Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
- ☒ n. A record check through Arizona State Museum ("ASM") for archeological sites and identification of any sites or surveys.
- ☒ o. The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions.
- ☒ p. The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.



I. **Submit a Landscape Plan** that includes – *Refer to Chapter 2.176.240 (C) of the PCDSC for further clarification:*

☐ ~~1. A Vegetation Salvage Plan~~

- ☒ 2. Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.)
- ☒ 3. Extent and location of all plant materials and other landscape features.
- ☒ 4. Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.
- ☒ 5. Location of Water Outlets.



J. **Reviewed, Met, and/or Addressed** the following in Chapter 2.176 of the PCDSC:

- ☒ 1. Minimum requirements for Open Space – (*Section 130*)
- ☒ 2. Uses permitted within open space areas – (*Section 140*)
- ☒ 3. Uses prohibited within open space areas – (*Section 150*)
- ☒ 4. Minimum requirements for recreation areas – (*Section 160*)
- ☒ 5. Minimum requirements for multi-use paths and trails – (*Section 170*)
- ☒ 6. Minimum requirements for storm water retention & detention basins – (*Section 180*)
- ☒ 7. Minimum requirements for streetscapes & entryways – (*Section 190*)
- ☒ 8. Minimum requirements for conservation open space – (*Section 200*)



K. **Submit a Master Sign Plan** detailing the location and type of all proposed signage for the project.



L. **Submit a Preliminary Drainage Report**





M. **Submit a Preliminary Traffic Impact Assessment (TIA)**



N. **Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of the PAD boundary.



O. **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.



P. **Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is Acceptable*). - (*This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well*).



Q. **Submit** separate preliminary reports or master plans for:

- ☒ 1. Storm water drainage
- ☒ 2. Wastewater
- ☒ 3. Domestic water service.



R. **Submit** additional materials required for specific types of commercial and industrial uses as follows (*as applicable*):

☐ **1. Commercial Uses:**

- ☐ a. Retail sales floor area and total area proposed for commercial development
- ☐ b. Type of uses proposed

☐ **2. Industrial Uses**

- ☐ a. Total Area proposed for industrial uses
- ☐ b. Types of uses proposed
- ☐ c. Anticipated employment for development per major phases

☐ **3. Standards of:**

- ☐ a. Height
- ☐ b. Open Space
- ☐ c. Buffering
- ☐ d. Landscaping
- ☐ e. Pedestrian & Vehicular circulation
- ☒ f. Off-street parking & Loading

☐ ~~g. Signs~~

☐ ~~h. Nuisance Controls~~



S. **Complete and Submit the "Comprehensive Plan Compliance Checklist"**



T. Non-Refundable \$1,000.00 filing fee for a Planned Area Development



U. **Submit one (1) hard copy** of all documentation outlined in the PAD application and one **(1) digital copy** in a multi-PDF format per item of the application with all supporting documentation on **one (1) CD**.



V. **Submit one (1) CD** which contains:

- ☒ 1. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD\_1983\_stateplan\_arizona\_central\_fips\_0202\_intlfeet projection

**OR**

- ☐ 2. An AutoCAD (.dwg file), which includes the following layers:

- ☐ a. Parcel
- ☐ b. Right-of-way
- ☐ c. Sub-perimeter
- ☐ d. Centerlines
- ☐ e. Section Lines
- ☐ f. Street names
- ☐ g. Lot-numbers
- ☐ h. Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.  
*(Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).*



W. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** *(See page 13 of this application for illustrative details).*



X. Signature at the end of the "**Checklist**" stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted.

Signature

Date

# Appendix B

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## Legal Description & Assessor Map



**EXHIBIT "A"**  
**GANTZEL & COMBS (PARCEL A) - LEGAL DESCRIPTION**

A PORTION OF THE NORTH HALF OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 30 BEARS NORTH 00 DEGREES 17 MINUTES 23 SECONDS EAST A DISTANCE OF 2642.35 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 32 SECONDS WEST A DISTANCE OF 1304.40 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 29 SECONDS EAST A DISTANCE OF 20.37 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 37 MINUTES 34 SECONDS WEST A DISTANCE OF 1261.00 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS EAST A DISTANCE OF 85.03 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 56 SECONDS WEST A DISTANCE OF 1398.44 FEET;

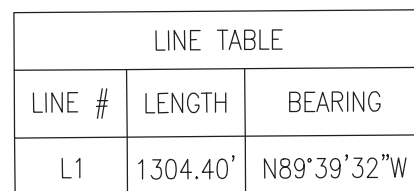
THENCE NORTH 00 DEGREES 16 MINUTES 53 SECONDS EAST A DISTANCE OF 1100.09 FEET;

THENCE CONTINUING NORTH 00 DEGREES 16 MINUTES 53 SECONDS EAST A DISTANCE OF 80.00 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 09 SECONDS EAST A DISTANCE OF 2657.39 FEET;

THENCE SOUTH 00 DEGREES 10 MINUTES 37 SECONDS WEST A DISTANCE OF 80.00 FEET;

THENCE CONTINUING SOUTH 00 DEGREES 10 MINUTES 37 SECONDS WEST A DISTANCE OF 1180.80 FEET TO THE POINT OF BEGINNING.



SCALE: 1 inch = 400 ft.



united engineering group

3205 W. Ray Road  
Chandler, AZ 85226  
Phone: 480.705.5372  
Fax: 480.705.5376  
[www.unitedeng.com](http://www.unitedeng.com)

**EXHIBIT "A"**  
**GANTZEL & COMBS (PARCEL B) - LEGAL DESCRIPTION**

A PORTION OF THE EAST HALF OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 30 BEARS NORTH 00 DEGREES 13 MINUTES 09 SECONDS WEST A DISTANCE OF 2642.66 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 00 SECONDS WEST A DISTANCE OF 707.52 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 13 MINUTES 11 SECONDS EAST A DISTANCE OF 532.95 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 28 SECONDS WEST A DISTANCE OF 197.58 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 33 SECONDS EAST A DISTANCE OF 703.68 FEET;

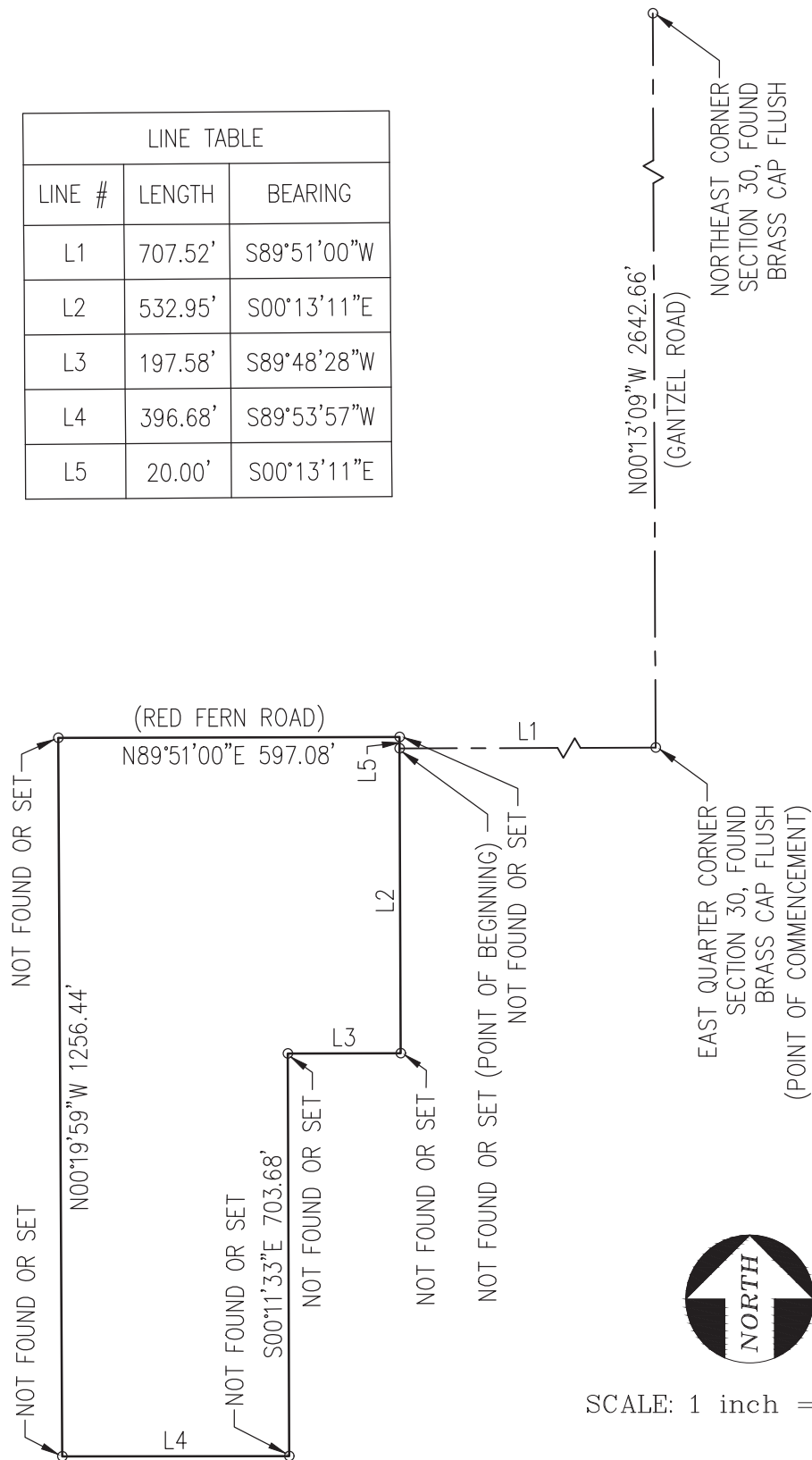
THENCE SOUTH 89 DEGREES 53 MINUTES 57 SECONDS WEST A DISTANCE OF 396.68 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 59 SECONDS WEST A DISTANCE OF 1256.44 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 00 SECONDS EAST A DISTANCE OF 597.08 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 11 SECONDS EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	707.52'	S89°51'00"W
L2	532.95'	S00°13'11"E
L3	197.58'	S89°48'28"W
L4	396.68'	S89°53'57"W
L5	20.00'	S00°13'11"E



## EXHIBIT B

GANTZEL & COMBS - PARCEL B  
PINAL COUNTY, ARIZONA



united engineering group

3205 W. Ray Road  
Chandler, AZ 85226  
Phone: 480.705.5372  
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www.unitedeng.com

# Appendix C

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## School District Correspondence

## Sean M. Hamill

---

**From:** Blanchard, Gayle <gblanchard@jocombs.org>  
**Sent:** Wednesday, June 12, 2019 11:18 AM  
**To:** Sean M. Hamill  
**Cc:** Karla Slovitsky; Greg Wyman  
**Subject:** Re: New Development - Gantzel & Combs.

Good Morning Mr. Hamill,

Thank you for the information on the proposed development within the J.O. Combs Unified School District. This email will serve as notification that the district has the capacity to accommodate the demand generated by this new development.

You will need to reach out to Pinal County Planning and Zoning as they will send the district a written document/questionnaire that will assist them in their approval process. This document will also help in the creation of a developer's agreement which will outline rooftop fees.

I am retiring at the end of this month, so moving forward, will you please send any correspondence to the following individuals:

Dr. Greg Wyman-Superintendent  
[gwyman@jocombs.org](mailto:gwyman@jocombs.org)

Karla Slovitsky-Business Manager  
[kslovitsky@jocombs.org](mailto:kslovitsky@jocombs.org)

Thank you.  
Gayle

---

*Gayle A. Blanchard, Ed.D.  
Superintendent  
J.O. Combs Unified School District  
301 E. Combs Rd.  
San Tan Valley, AZ 85140  
480-987-5300*



On Tue, Jun 11, 2019 at 11:45 AM Sean M. Hamill <[shamill@unitedeng.com](mailto:shamill@unitedeng.com)> wrote:

Superintendent Blanchard,

Hello, my name is Sean Hamill and I'm with United Engineering Group. I'm reaching out to inform you of our plan to entitle a 254 lot subdivision within the J.O. Combs Unified School District. The property is located northwest of the intersection of Gantzel and Combs Rd. Please find the attached site plan for your review. As part of our entitlement efforts, we must reach out to your school district and inquire about your capacity to accommodate the demand generated by this new development. If you could please provide such information, we would greatly appreciate it.

Should you have any comments or concerns, please feel free to reach out.

**Sean M. Hamill**

Project Manager | GIS



3205 W. Ray Road | Chandler, Arizona 85226

480.705.5372 x 114 | 602.570.8704 cell

[www.unitedeng.com](http://www.unitedeng.com) | [shamill@unitedeng.com](mailto:shamill@unitedeng.com) | [QR](#)

 Please consider the environment before printing this email.



































# Appendix D

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## Preliminary Landscape Plans

PLANT LEGEND

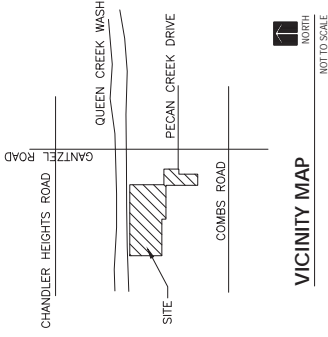
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALICINA	WILLOW ACACIA	15 GAL/ 24" BOX
	PARRINSONIA X. DESERT MUSEUM	DESERT MUSEUM	15 GAL
	PISTACHIA CHINEENSIS RED PUSH	RED PUSH PISTACHE	15 GAL/ 24" BOX
	PROSPERIS CHLSENSIS	THORNLESS MESQUITE	15 GAL
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX
	ULMUS PARVIFOLIA	EVERGREEN ELM	15 GAL/ 24" BOX
SHRUBS/ VINES			
	FOODORAEA NIOSCOSA 'RUBRIBEA'	HOP BUSH	5 GAL
	EREMOPHYLIA GLABRA SPP. CARPACOSA	WINTER BLAZE	5 GAL
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	5 GAL
	CHAMARRON SAGE	CHAMARRON SAGE	5 GAL
	NERIUM OLIVANDER	'PE TITE' PINK OLIVANDER	5 GAL
	RIUELLIA BRITTONIANA	BRITISH RIUELLIA	5 GAL
	SENNA ARTEMISIOIDES	CASSIA	5 GAL
	TECOMA STANS	'GOLD STAR' YELLOW BELLS	5 GAL
ACCENTS			
	AGAVE DESMETIANA	AGAVE	5 GAL
	HESPERALOE PARVIFLORA 'PERPK'	BBQ LIGHTS RED YUCCA	5 GAL
	MULHENSBERGIA CAPILLARIS	IRAGAL MIST	1 GAL
	MULHENSBERGIA RIGENS 'NASHVILLE'	'NASHVILLE' MUHLY GRASS	1 GAL
	YUCCA RECURVIFOLIA	CURVELEAF YUCCA	5 GAL
GROUND COVER			
	ACACIA KARDOLENS	DESERT CARPET	1 GAL
	EREMOPHYLIA GLABRA	OUTBACK SUNSET ELM	1 GAL
	LANTANA NEW GOLD	NEW GOLD LANTANA	1 GAL
	PHLOX BLOSSOM	PHLOX BLOSSOM	1 GAL
	PRISTIONOTUS BARRY	PRISTIONOTUS BARRY	1 GAL
	ROSEMARINUS OFFICINALIS	TRAILING ROSEMARY	1 GAL
	RIUELLIA BRITTONIANA	KATIE RIUELLIA	1 GAL
	'XATIE'		1 GAL
	HYDROSEED BERLANDIA		
INERT GROUND COVER			
	DECOMPOSED GRANITE	TBD	10" SCREENED (2" MIN. DEPTH)
	DECOMPOSED GRANITE TRAIL	TBD	1/4" MINUS 5" MIN. DEPTH
	CONCRETE HEADER	PLAIN CONCRETE	4" W X 6" HT.
	PLAYGROUND WOOD CHIPS	FOR PLAY AREA	12" DEPTH 8" DEPTH

SITE DATA

GROSS ACREAGE	88.36 AC
NET ACREAGE	88.36 AC
AREA OF LOCAL STREET RW	17.23 AC (19.5%)
AREA OF LOTS	39.45 AC (44.7%)
TOTAL OPEN SPACE	39.91 AC (45.0%)
UNIMPAVED OPEN SPACE	22.00 AC (25.0%)
RECREATION OPEN SPACE	8.00 AC (9.1%)
ADDITIONAL LANDSCAPE TRACTS	0.7 AC (1.0%)
TOTAL OPEN SPACE & LOTS TRACTS	31.69 AC (35.9%)
TOTAL NUMBER OF SINGLE FAMILY LOTS	294 LOTS
GROSS DENSITY	2.97 DU/AC
AVERAGE AREA PER LOT	6,739 SF

SHEET INDEX

SHEET	TITLE
PL-1	COVER SHEET
PL-2	PRELIMINARY LANDSCAPE PLAN
PL-3	MASTER SIGN AND WALL PLAN
PL-4	SOIL AND WALL ELEVATIONS
PL-5	VEGETATION SCHEDULE, IRRIGATION PLAN, CONSERVATION PLAN
PL-6	PEDESTRIAN PATH AND TRAILS PLAN
PL-7	STREET/ PERMETER BUFFER CROSS SECTIONS
	COLORS: RENDERING
	NO NATIVE PLANT INVENTORY, NO EXISTING TREES, CURRENTLY EXISTING FARM FIELDS.



VICINITY MAP



NOT TO SCALE

PRELIMINARY LANDSCAPE NOTES

- PLANTING**
- THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH PINAL COUNTY STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.
- SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENT'S SET BY PINAL COUNTY. ALL PLANTING SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.
- IRRIGATION**
- THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.
- GRADING**
- ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.
- OPEN SPACE REQ.**
- OPEN SPACE: 30.91 AC  
TREES: 1 PER 1,000 S.F.  
(30.91 AC X 43,560 S.F./1,000)  
TREES: 15 GALLON, 50% MUST BE 24" BOX MIN. 672-24" BOX REQ./600 PROVIDED  
CHAPTER 2.176.166-200 MIN. REQUIREMENTS HAVE BEEN MET.

GENERAL LANDSCAPE NOTES

- ALL PLANT MATERIAL PLACED IN PUBLIC RIGHTS-OF-WAY SHALL BE ON AN ACTIVE MANAGEMENT ARE A LOW WATER USE PLANT LIST AND APPROVED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES.
- AVOID HIDDEN BASINS, WHICH DO NOT PROVIDE VISIBILITY AND MAY CREATE SAFETY CONCERNS.
- ALL TREES PLACED IN PUBLIC RIGHTS-OF-WAY SHALL BE PRUNED UP AND MAINTAINED AT A SEVEN (7) FOOT MINIMUM CANOPY HEIGHT.
- WITHIN BASINS, A MINIMUM TWO INCH DEPTH OF 1/4-INCH MINUS, OR LARGER, DECOMPOSED GRANITE SHOULD BE SPECIFIED ON LANDSCAPE PLANS FOR ALL PLANTED AREAS WITHIN RETENTION/ DETENTION BASINS.
- THE MINIMUM WIDTH OF THE LANDSCAPE AREA BETWEEN THE TOP OF SLOPE OF RETENTION/ DETENTION BASINS AND ANY EXISTING OR PROPOSED PROPERTY LINE, INTERNAL LOT LINE, OR STREET RIGHT-OF-WAYS SHOULD BE FIVE (5) FEET.
- WITHIN BASINS, LIVE VEGETATIVE PLANT MATERIAL SHOULD CONSIST OF: A) A MINIMUM OF FIFTY PERCENT (50%) VEGETATIVE GROUND COVER THAT DOES NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT, AND B) NO MORE THAN FIFTY PERCENT (50%) TREES AND SHRUBS. TREE AND SHRUB COVERAGE AREA WILL BE DETERMINED BY CALCULATING TWO THIRDS (2/3) THE MAJOR CANOPY SIZE OF THE TREE AND/OR SHRUB.
- WHERE THE SIZE OF THE BRIDGES OVER RETENTION/ DETENTION AREAS AND DRAINAGE WAYS MUST BE A MINIMUM OF 12 FEET HIGH AND 12 FEET WIDE IN ORDER TO ACCOMMODATE WATER FLOWS, GRADE SEPARATED DRAINAGE STRUCTURES SHALL BE USED TO PREVENT OVERSIGHT OF THE DRAINAGE CROSSINGS OF THE COUNTY TRAILS AND MULTIPLE TRAILS THAT ARE DEPICTED IN THE COMPREHENSIVE PLAN.
- CLUSTERING OF TREES AND SHRUBS IS ENCOURAGED TO ACCENT FOCAL POINTS OR LANDMARKS AND TO PROVIDE VISUAL SCREENING OF THE GROUND AND PLACEMENT OF TRAILWAYS AND EARTH BEING ALONG STREETS IS RECOMMENDED.
- A MINIMUM OF TWENTY FIVE (25) PERCENT OF ALL FRONTAGE LANDSCAPE AREAS SHOULD BE COVERED WITH VEGETATIVE GROUND COVER. THE MINIMUM WIDTH OF THE LANDSCAPE AREA BETWEEN THE TOP OF SLOPE OF RETENTION/ DETENTION BASINS AND ANY EXISTING OR PROPOSED PROPERTY LINE, INTERNAL LOT LINE, OR STREET RIGHT-OF-WAYS SHOULD BE FIVE (5) FEET.
- A MINIMUM TWO INCH DEPTH OF 1/4-INCH MINUS, OR LARGER, DECOMPOSED GRANITE SHOULD BE SPECIFIED ON LANDSCAPE PLANS FOR ALL PLANTED AREAS.
- ALL RECREATION AREAS WITHIN THE DEVELOPMENT SHOULD BE CONNECTED THROUGH A MULTIPLE PATH OR TRAIL SYSTEM TO THE EXISTING TRAIL SYSTEM. THE TRAIL SYSTEM SHALL BE DESIGNED TO PROVIDE RECREATION AREAS, TRAILS, PATHS, BIKEWAYS, SCHOOLS AND COMMERCIAL PARCELS WITHIN THE PROPOSED DEVELOPMENT AS WELL AS TO ADJACENT NEIGHBORHOODS AND COMMUNITIES, AND THE COUNTY'S TRAIL SYSTEM IF APPLICABLE.

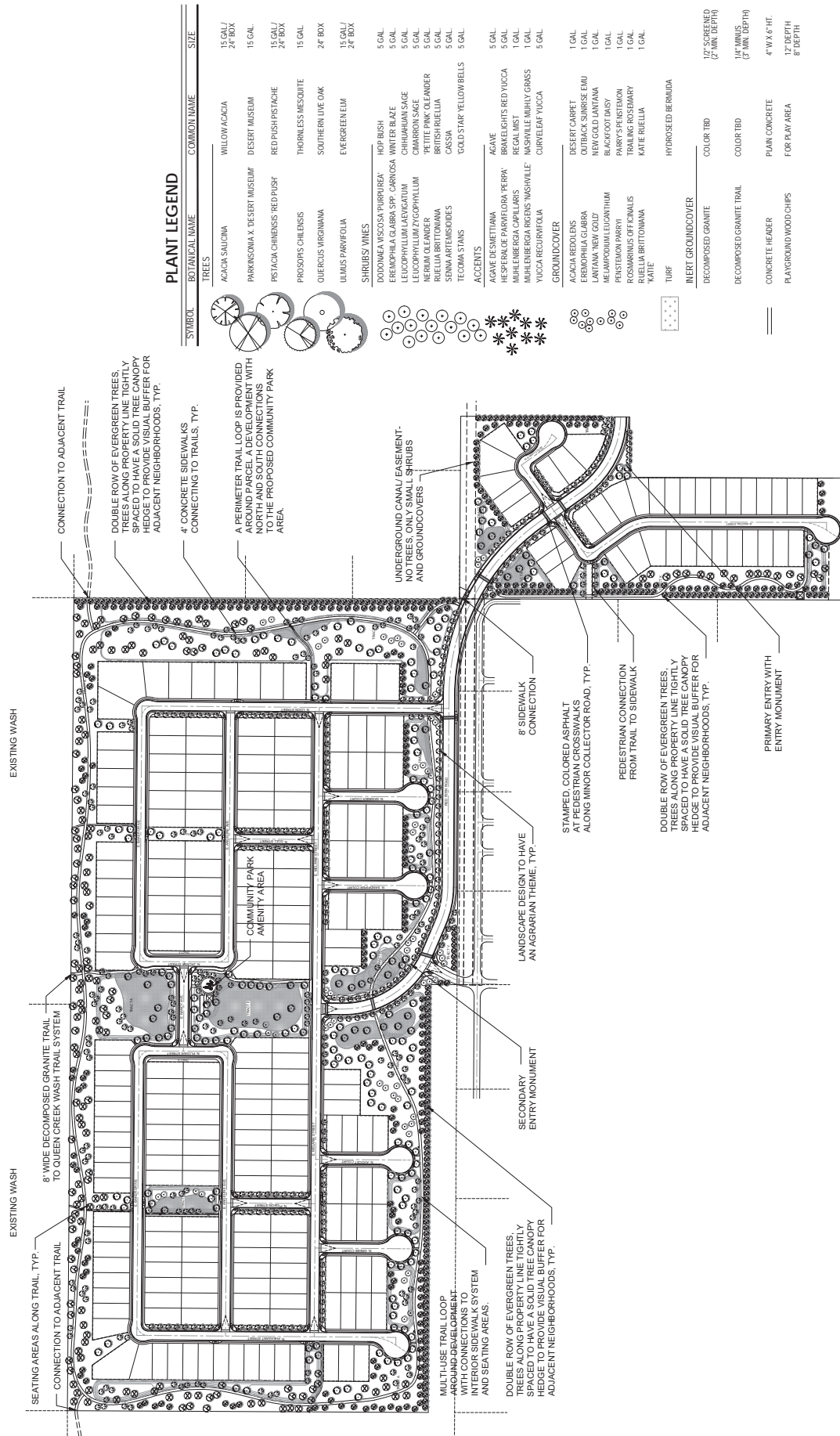
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THE QUARTERS AT QUEEN CREEK  
PINAL COUNTY, AZ  
PRELIMINARY LANDSCAPE PLAN  
COVER SHEET

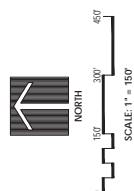
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REV: DATE  
8.24.20 (COUNTY COMMENTS)

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PL-1  
PLEASE RECYCLE



SYMBOL	TOTAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALICINA	WILLOW ACACIA	15' GALL 24' BOX
	PARKINSONIA X DESERT MUSEUM	DESERT MUSEUM	15 GAL
	PSYDACHA CHINENSIS RED PUSH	RED PUSH PISTACHE	15 GAL / 24' BOX
	PROSTOPS CHLENSIS	THORNLESS MESQUITE	15 GAL
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24' BOX
	ULMUS PARVIFOLIA	EVERGREEN ELM	15 GAL / 24' BOX
	SHRUBS / VINES		
	DODONAEA VISCOSA TURBURIGA	HOP BUSH	5 GAL
	EREMOPHILA CARRERA SPY. CHIRIOSA	WINTER BLAZE	5 GAL
	LEUCOPHYLLUM ZYGOPHYLLUM	CHAMBERLAIN SAGE	5 GAL
	NEBRINA OLEANDER	'PRITIE' PINK 'OLEANDER	5 GAL
	RUELLIA BRITTONIANA	BRITISH BELLFLOWER	5 GAL
	SENNA ARBORESCENS	CASSIA	5 GAL
	TECOMA STANS	'GOLDSTAR' YELLOW BELLS	5 GAL
	AGAVE DESERTS		
	AGAVE DESERTS	AGAVE	5 GAL
	HESPERALOE PARVIFLORA 'PERLA'	BRAKELIGHTS RED YUCCA	5 GAL
	MULHEIMBERGIA CAPILLARIS	REGAL MESQ	1 GAL
	MULHEIMBERGIA REGENS 'NASHVILLE'	NASHVILLE MULHY GRASS	1 GAL
	YUCCA RECURVIFOLIA	CURVELEAF YUCCA	5 GAL
	GROUNDCOVER		
	ACACIA REDOLENS	DESERT CARPET	1 GAL
	EREMOPHILA CARRERA SPY. CHIRIOSA	WINTER BLAZE	1 GAL
	LEUCOPHYLLUM ZYGOPHYLLUM	CHAMBERLAIN SAGE	1 GAL
	NEBRINA OLEANDER	CHAMBERLAIN SAGE	1 GAL
	PENSTEMON PARVIFLORUS	PARRY'S PENSTEMON	1 GAL
	ROSEMARYNUS OFFICINALIS	TRAILING ROSEMARY	1 GAL
	RUELLIA BRITTONIANA	KATIE RUELLIA	1 GAL
	'XANTHE'		
	TURF		
	INERT GROUNDCOVER		
	DECOMPOSED GRANITE	COLOR TID	12" SCREENED (2" MIN. DEPTH)
	DECOMPOSED GRANITE TRAIL	COLOR TID	12" MINUS (2" MIN. DEPTH)
	CONCRETE HEADER	PLAIN CONCRETE	4" W X 6" HT
	PLAYGROUND WOOD CHIPS	FOR PLAY AREA	12" DEPTH 8" DEPTH

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THE QUARTERS AT QUEEN CREEK

PINAL COUNTY, AZ

PRELIMINARY LANDSCAPE PLAN

PRELIMINARY WALL PLAN

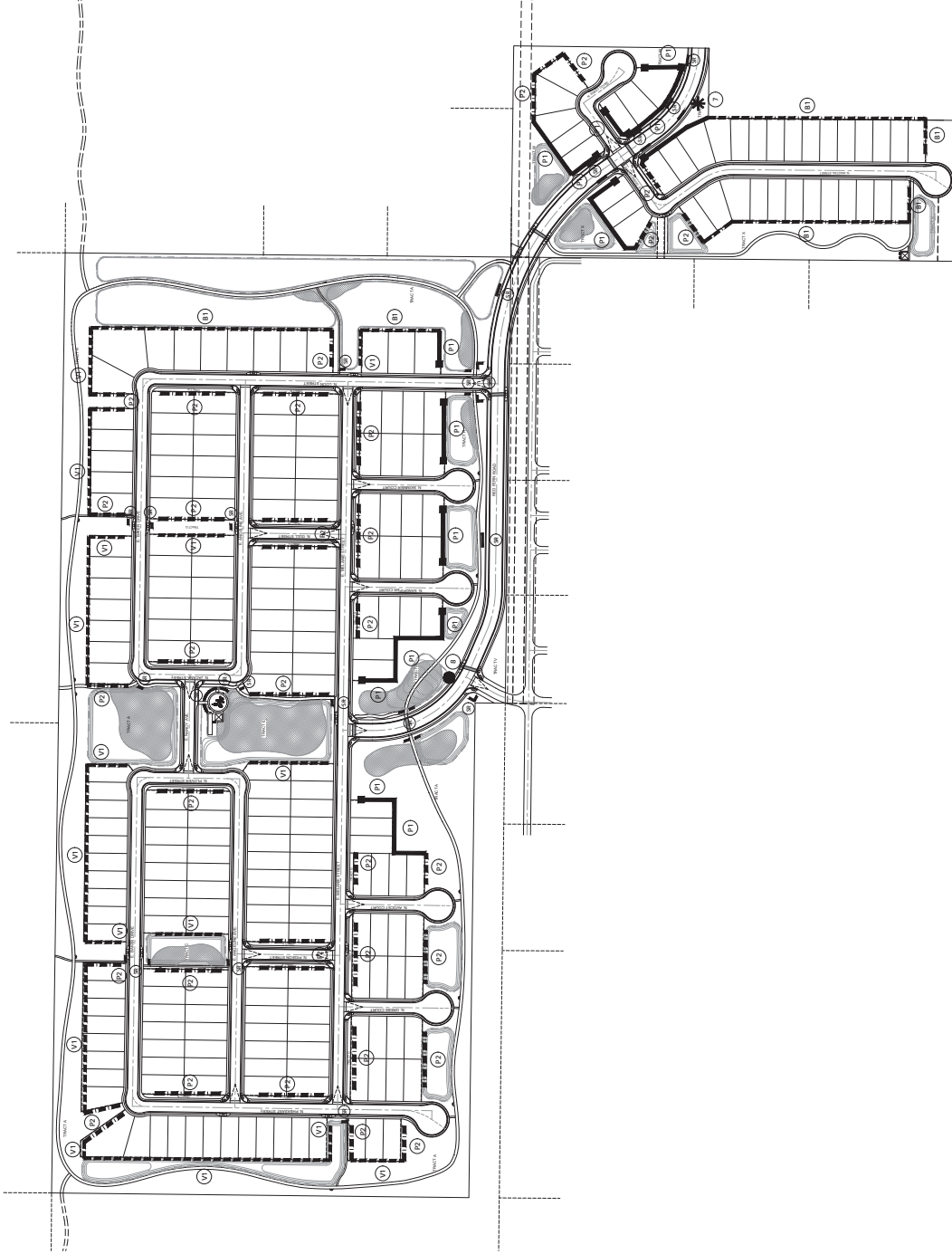
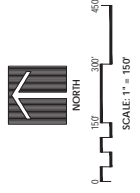
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8.24.20 (COUNTY COMMENTS)

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WALL KEY NOTES

- 1 6 FT. PRIMARY THEME WALL
- 2 6 FT. SECONDARY THEME WALL
- 3 VIEW FENCE 2' W.L. OVER 4' CMU
- 4 SPLIT RAIL FENCE
- 5 6 FT. BUILDER WALL
- 6 THEME WALL COLUMN
- 7 PRIMARY ENTRY MONUMENT SIGN
- 8 SECONDARY ENTRY MONUMENT SIGN

NOTE: SEE NEXT SHEET FOR WALL ELEVATIONS  
NOTE: ALL PERIMETER AND INTERIOR WALLS NOT NOTED  
ON THIS PLAN SHALL BE CONSIDERED 6 FT. HIGH  
FENCE BLOCK UNLESS SPECIFIED OTHERWISE BY  
OWNER. OWNER TO SELECT PAINT COLOR.

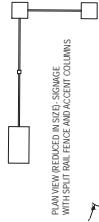
PLAN VIEW (REDUCED IN SIZE)



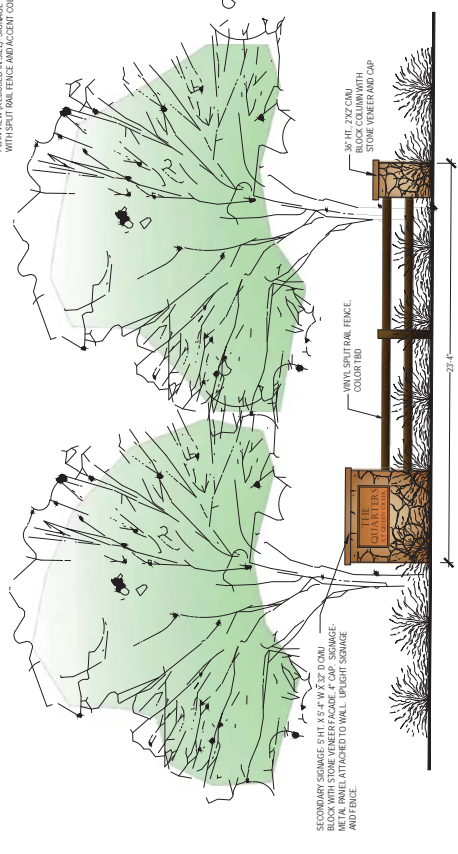
PRIMARY SIGNAGE: 8' HT. X 2' HT. LONG SIGNAGE STRUCTURE. METAL SIGNAGE HANGING FROM METAL STRAPS. UPLIGHT SIGNAGE. MATERIALS: COLORED, TINTED TUBES.  
ACCENT WALL: 24" HT. ACCENT WALL. CMU WITH STONE VENEER FACADE.

**7** PRIMARY ENTRY MONUMENTATION

SCALE: 3/8" = 1'-0"



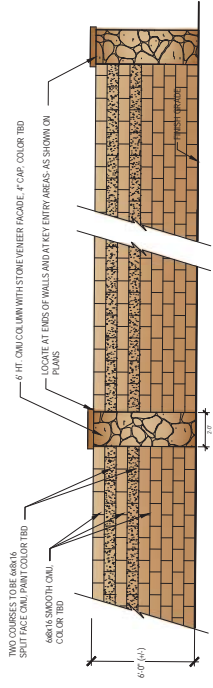
PLAN VIEW (REDUCED IN SIZE). SIGNAGE WITH SPLIT RAIL FENCE AND ACCENT COLUMNS



SECONDARY SIGNAGE: 8' HT. X 2' HT. LONG SIGNAGE STRUCTURE. METAL SIGNAGE HANGING FROM METAL STRAPS. UPLIGHT SIGNAGE. MATERIALS: COLORED, TINTED TUBES.  
ACCENT WALL: 24" HT. ACCENT WALL. CMU WITH STONE VENEER FACADE.

**8** SECONDARY ENTRY MONUMENTATION

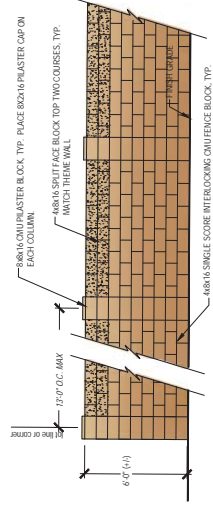
SCALE: 3/8" = 1'-0"



TWO COURSES TO BE 6" DIA. SPLIT FACE CMU. PAINT COLOR TBD. LOCATE AT ENDS OF WALLS AND AT KEY ENTRY AREAS AS SHOWN ON PLANS.

**P1** PRIMARY THEME WALL

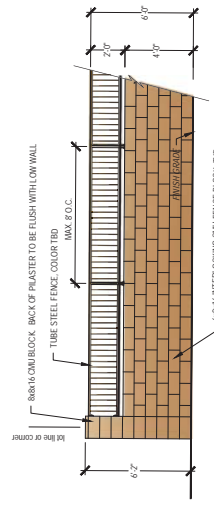
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8" DIA. CMU PLASTER BLOCK. TYP. PLACE 8" DIA. PLASTER CAP ON EAST COLUMN.  
12" DIA. CMU. MAX. 8" O.C.  
MATCH THEME WALL.

**P2** SECONDARY THEME WALL

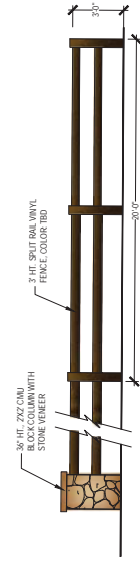
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8" DIA. CMU BLOCK. BACK OF PLASTER TO BE FLUSH WITH LOW WALL. TUBE STEEL FENCE. COLOR TBD. MAX. 8" O.C.

**V1** SECONDARY VIEW FENCE

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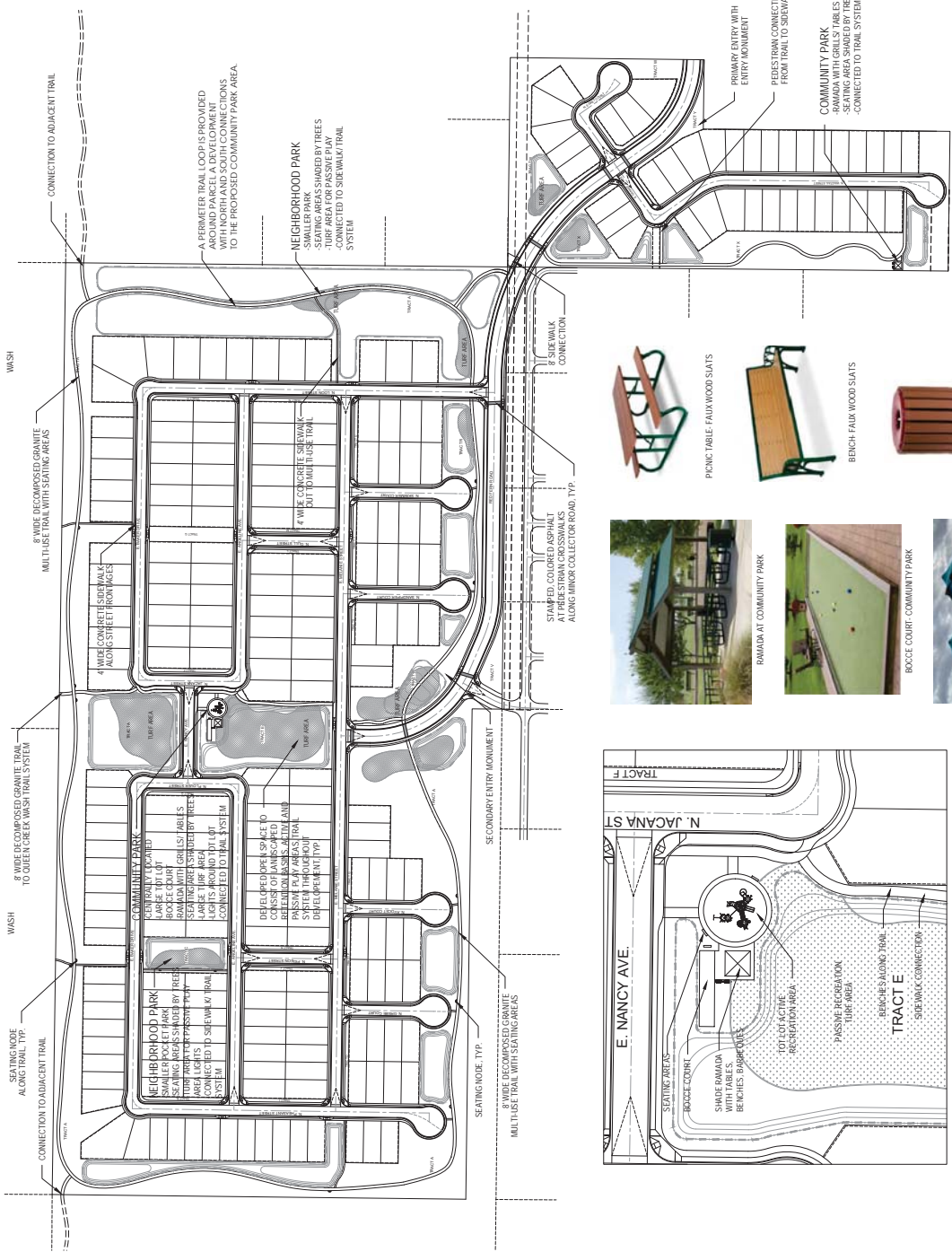


3" HT. SPLIT RAIL VINYL FENCE. COLOR TBD. 30" HT. 2X2 CMU BLOCK COLUMN WITH STONE VENEER.

**SR** SPLIT RAIL FENCE

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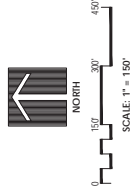
OPEN SPACE:

OPEN SPACE RECREATIONAL AMENITIES FOR THE DEVELOPMENT WILL CONSIST OF NUMEROUS OPEN SPACES FOR DIFFERENT TYPES OF ACTIVITIES FROM ACTIVE AREAS TO PASSIVE RECREATION AREAS. PATHWAYS THROUGHOUT THE INTERNAL AREAS OF THE DEVELOPMENT WILL BE A WIDE CONCRETE SIDEWALKS RUNNING ALONG THE STREET FRONTAGE AND MEandering THROUGH THE OPEN SPACES. THE LARGEST OPEN SPACE WILL HAVE THE MAIN AVENUE AREA WHICH WILL CONSIST OF A LARGE SHADE RAMADA, BARBEQUES, SEATING AREAS, TOT POLE AND A BOBBY PAVE COURT. SIDEWALKS RADIATE OUT FROM THIS AREA FOR EASY CONNECTION TO SURROUNDING HOMES. AN OPEN SPACE FOR PASSIVE RECREATION WILL BE INSTALLED IN THE CENTRAL OPEN AREA ADJACENT TO THE RAMADA AS WELL AS IN SEVERAL OTHER AREAS.

TREE SHADED & WIDE STABILIZED DECOMPOSED GRANITE MULTI-USE TRAIL WILL MEANDER THROUGH THE WIDE OPEN NEIGHBORHOOD BUFFER AREA THAT SURROUNDS THE DEVELOPMENT. THE WIDE TRAIL WILL ALLOW FOR PEDESTRIAN AND BICYCLES TO USE THE PATHWAY AND HAVE SEATING AREAS PLACED ALONG THE TRAIL AT VARIOUS LOCATIONS.

THE TRAIL IS CONNECTED TO THE HOMES VIA CONCRETE SIDEWALKS THAT TRAVEL DOWN STREET FRONTS AND THROUGH VARIOUS OPEN SPACES ADJACENT TO THE OPEN SPACE BUFFER AREA. THIS WILL ALLOW EASY ACCESS FOR USERS. THERE ARE ALSO SEVERAL TRAILS LEADING TO THE LARGE WASH AREA ON THE NORTHERN EDGE OF THE SITE, ALLOWING CONNECTION TO A LARGER FUTURE TRAIL SYSTEM ALONG THE WASH

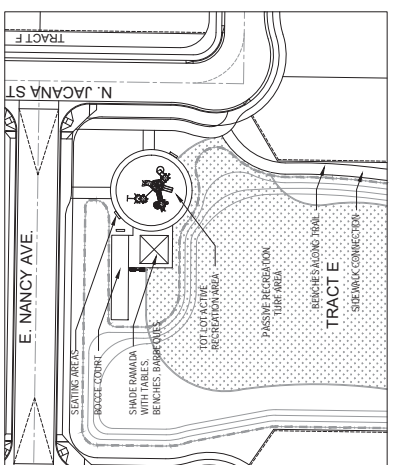
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STANDARD BBQ GRILL

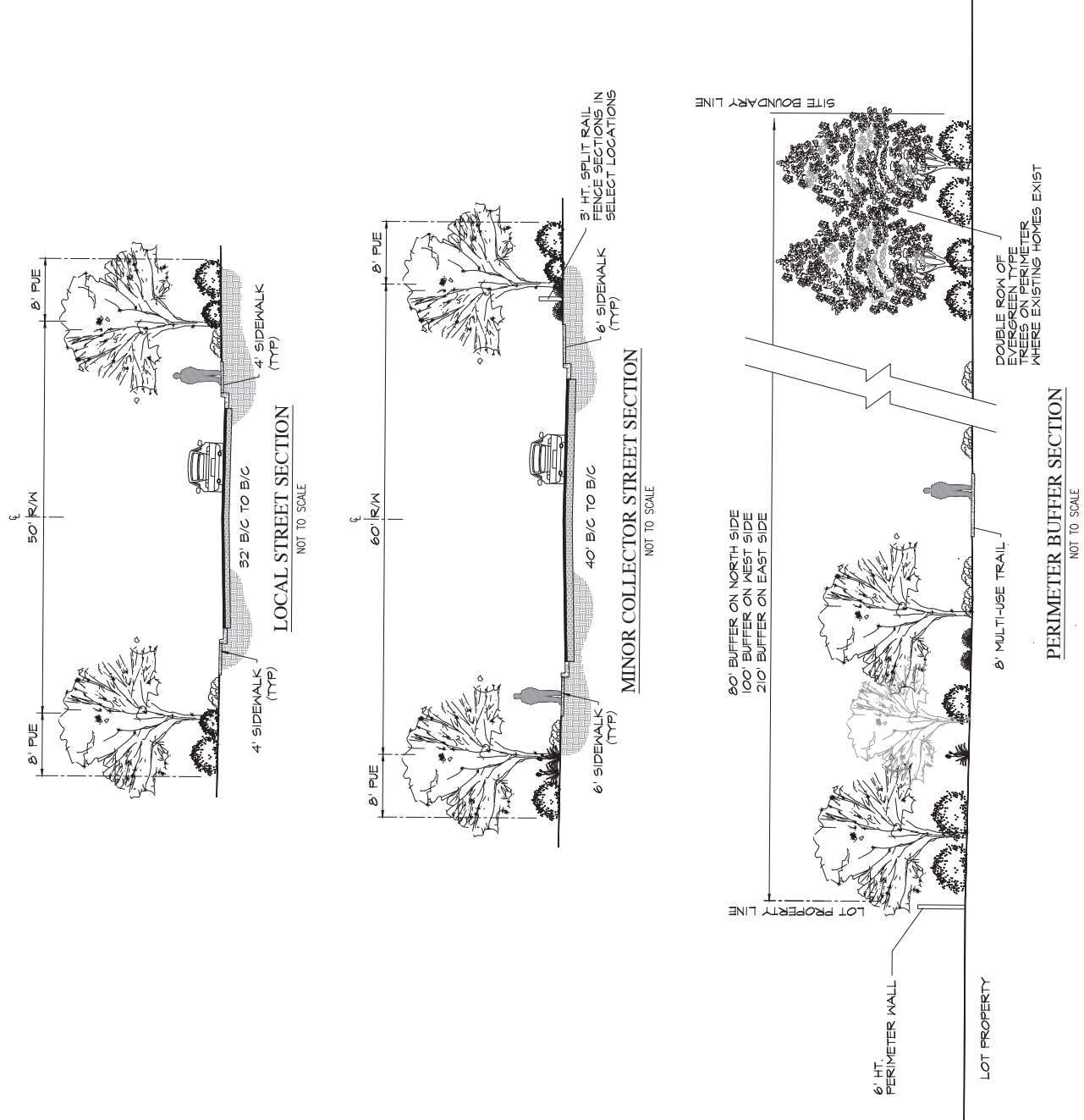


COMMUNITY PARK ENLARGEMENT

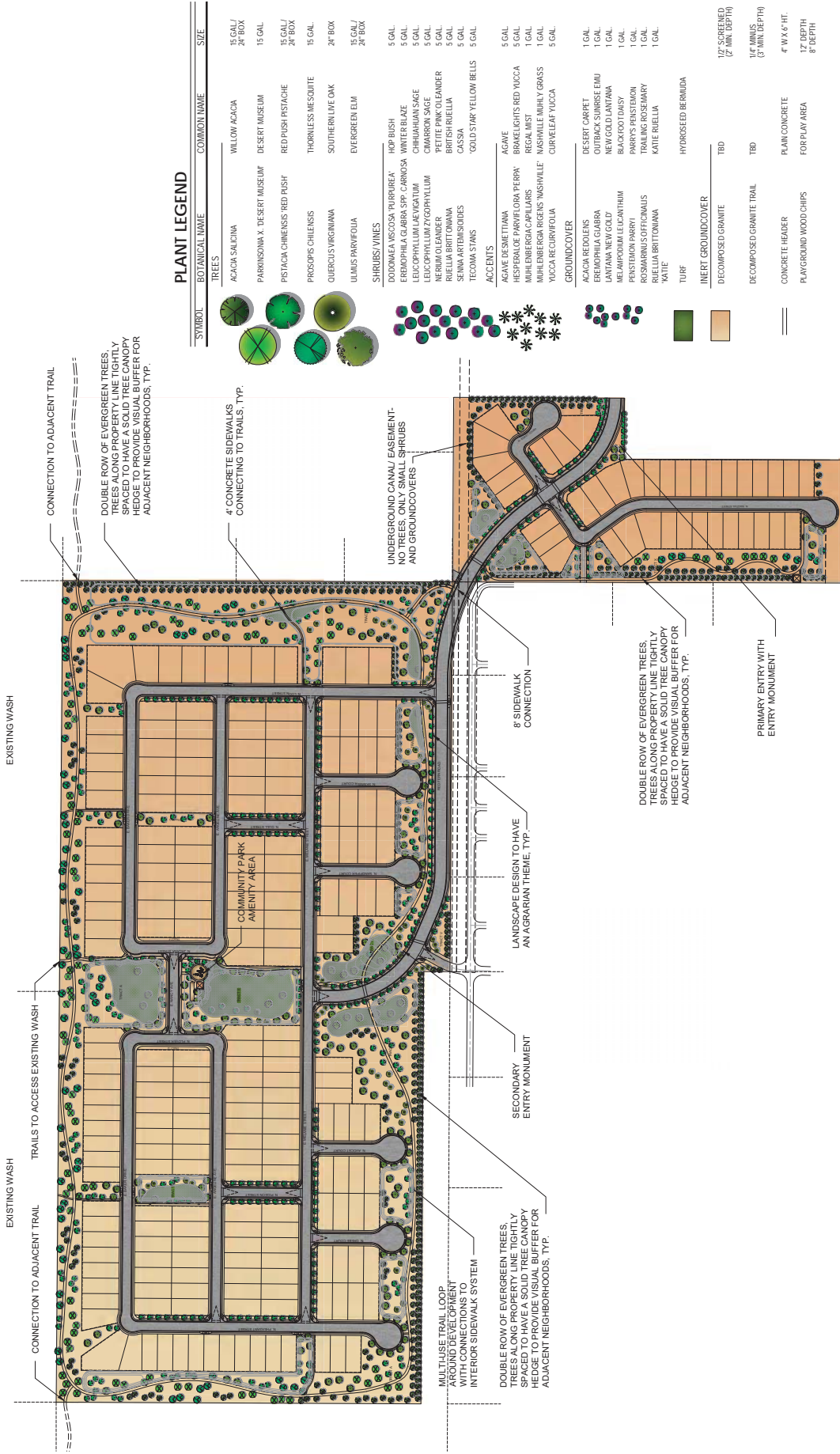




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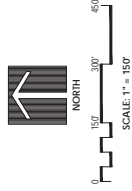






PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALICINA	WILLOW ACACIA	15 GAL / 24\"/>
	PARKINSONIA X. DESERT MUSEUM	DESERT MUSEUM	15 GAL
	PISTACHIA CHINENSIS RED PUSH	RED PUSH PISTACHE	15 GAL / 24\"/>
	PROSOPIS CHILENSIS	THORNLESS MESQUITE	15 GAL
	QUERUS VIRGINIANA	SOUTHERN LIVE OAK	24\"/>
	ULMUS PARVIFOLIA	EVERGREEN ELM	15 GAL / 24\"/>
SHRUBS/VINES			
	DODONAEA VISCOSA PURPUREA	HOP BUSH	5 GAL
	EREMOPHILA GLABRA SPP. CARINOSA	WINTER BLAZE	5 GAL
	LEUCOPHYLLUM LAETICATUM	CHIHUAHUA SAGE	5 GAL
	LEUCOPHYLLUM ZYGOPHYLLUM	CHAMARRON SAGE	5 GAL
	NEURUM OLEANDER	PETITE PINK OLEANDER	5 GAL
	RIEHLIA BRITTONIANA	BRITISH RIEHLIA	5 GAL
	SEMPERVIVENS ANTISSODIODES	CASSIA	5 GAL
	TECOMA STANS	GOLDEN YEW	5 GAL
ACCENTS			
	AGAVE	AGAVE	5 GAL
	HESPERALOE PARVIFLORA PERVA	BRACKET LIGHTS RED YUCCA	5 GAL
	REGALIA MIST	REGALIA MIST	1 GAL
	MAHLENBERGIA RIGENS	NASHVILLE	1 GAL
	YUCCA RECURVIFOLIA	CURVELEAF YUCCA	5 GAL
GROUND COVER			
	ACACIA RETOLENS	DESERT CARPET	1 GAL
	EREMOPHILA GLABRA	OUTBACK SUNRISE EMMU	1 GAL
	LANTANA NEW GOLD	NEW GOLD LANTANA	1 GAL
	MELAMPYRUM LEUCANTHUM	BLACK FOOT DANDY	1 GAL
	PENSTEMON PARRYI	PARRY'S PENSTEMON	1 GAL
	ROSEMARINUS OFFICINALIS	TRAILING ROSEMARY	1 GAL
	RIEHLIA BRITTONIANA	KATIE RIEHLIA	1 GAL
	'KATIE'		
	TURF	HYDROSEED BERAMUDA	
INERT GROUND COVER			
	DECOMPOSED GRANITE	TBD	1/2\"/>
	DECOMPOSED GRANITE TRAIL	TBD	1/2\"/>
	CONCRETE HEADER	PLAIN CONCRETE	4\"/>
	PLAYGROUND WOOD CHIPS	FOR PLAY AREA	1\"/>



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# THE QUARTERS AT QUEEN CREEK

## OPEN SPACE & RECREATION PLAN (OSRP)

Submitted to:

### **Pinal County**

1st Submittal: September 25, 2019

2nd Submittal: April 20, 2020

3rd Submittal: September 1, 2020

### **Property Owner**

Gantzel Partners, LLC  
3219 E. Camelback Rd, Ste 535  
Phoenix, AZ 85018  
Contact: Tim Keenan

Earl, Curley & Lagarde, P.C.  
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Phoenix, AZ 85012  
Contact: Taylor Earl

### **Applicant/Engineer**

United Engineering Group  
3205 W Ray Rd, Suite 1  
Chandler, AZ 85226  
Contact: Sean Hamill



**PINAL COUNTY**



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## EXHIBITS

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Exhibit A - *Site Development Plan*  
Exhibit B - *Conceptual Land Use Plan*  
Exhibit C - *Context Map*

## APPENDIX

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Appendix A - *Site Analysis Plan*  
Appendix B - *Preliminary Landscape Plans*

- *Landscape & Open Space Plan*
- *Recreation Amenity Plan*
- *Master Wall Plan*
- *Entrance and Mailbox Concepts*
- *Master Trail Plan*

Appendix C - *Arizona State Museum Check*

# OPEN SPACE AND RECREATION PLAN (OSRP) NARRATIVE

FOR

# The Quarters at Queen Creek

Submitted to

Pinal County, Arizona

1<sup>st</sup> Submittal – September 25, 2019

2<sup>nd</sup> Submittal – April 20, 2020

## **PROPERTY OWNER**

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## **APPLICANT/ENGINEER**

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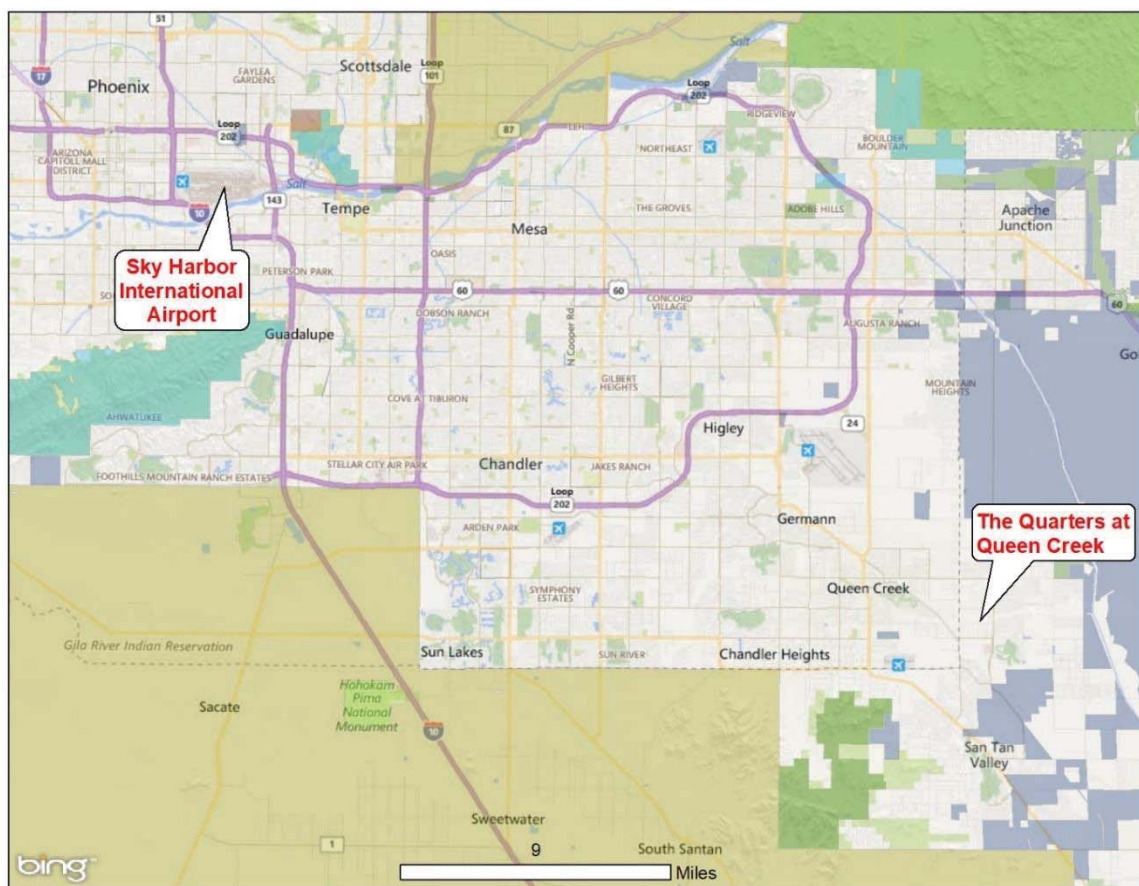
Contact: Taylor Earl

[tearl@earlcurley.com](mailto:tearl@earlcurley.com)

(602) 265-0094

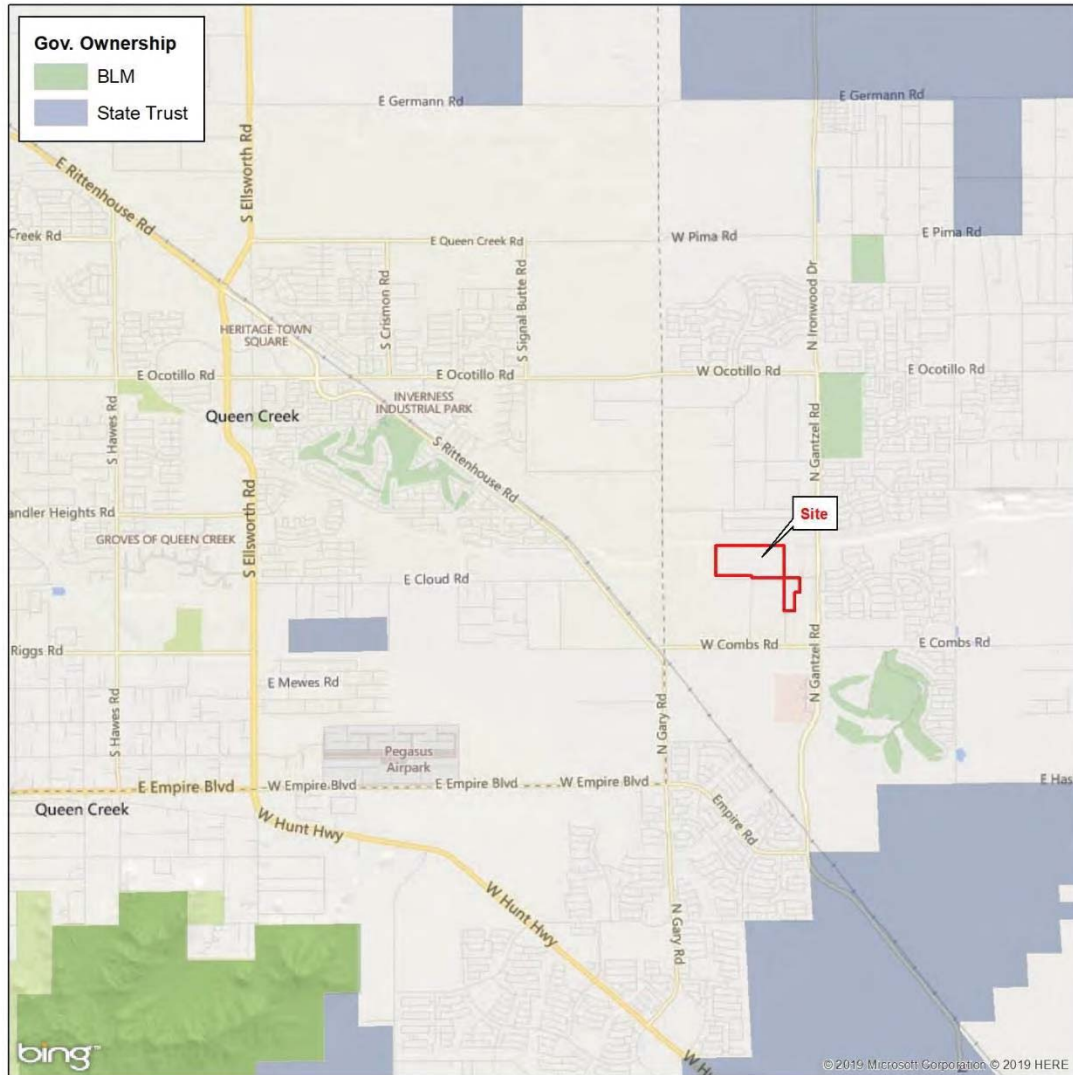
## 2.0 PROPOSED DEVELOPMENT

The Quarters at Queen Creek (**"The Quarters"**) is being proposed as a unique single-family community that incorporates significant open space (35% overall), an equestrian trail system, and enhanced design elements. The Project will consist of 254 single-family lots on 88 acres. This Open Space & Recreation Plan (**OSRP**) is being provided as a supplement to the Planned Area Development (**PAD**) narrative and application for The Quarters under a separate cover. The development is located north of the northwest corner of Gantzel Rd. and Combs Rd. in Pinal County, Arizona. The Quarters is bound by residential lots on the south & east, Queen Creek wash on the north, and agricultural land to the west. Refer to **Figure 1** below for a **Regional Map** and **Figure 2** on *Page 3* for a **Vicinity Map** of the subject site.



**Figure 1 - Regional Map**

The Quarters is anticipated to be developed in two phases. Refer to **Exhibit A - Site Development Plan** and **Exhibit B - Conceptual Land Use Plan** for the proposed conceptual layout.



**Figure 2 - Vicinity Map**

### 3.0 CONTEXT MAP

The Quarters is bordered to the south by the Sun Valley Farms subdivision; agricultural land to the west; queen creek wash followed by the Vinwood Estates subdivision to the north; and the Sun Valley Farms subdivision and commercial land to the east. The subject site is also in close proximity to nearby commercial centers, medical centers, churches, schools, and transit areas. Refer to **Exhibit C** for the **Context Map**.



#### 4.0 ANTICIPATED TARGET MARKET

---

The anticipated target market for The Quarters are families who seek to live in such beautiful open space and will include a housing product catering to buyers looking for quality. These families will obviously embrace all the benefits of the growth in the San Tan area including vibrant schools, new shopping and entertainment venues, and an abundance of young, growing families.

#### 5.0 EXISTING AND PROPOSED OPEN SPACE AREAS WITHIN ONE MILE

---

The site has the great advantage of being located along the Queen Creek Wash. As such, The Quarters will integrate into the County's overall open space and trail system via the Adopted County Trail Corridor along Queen Creek Wash. The Queen Creek wash corridor is currently proposed from the Pinal-Maricopa boarder to the CAP which is approximately 5 miles. The ultimate proposal for this corridor is to run from Chandler to Superior (or +/- 35 miles). Additional amenities in the area include a 22+ acre park located adjacent to the Ellsworth Elementary School within the Pecan Creek subdivision.

Refer to the **Context Map (Exhibit C)** for additional detail.

#### 6.0 OPEN SPACE, RECREATION, MULTI-USE PATHS & TRAIL REQUIREMENTS

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The Quarters is located in a transitional area of the valley comprising of a rural agrarian feel, natural desert vernacular and suburban areas. The landscape design for this single-family housing development will replicate the same aesthetic of agrarian mixed with desert while still providing a lush feel to the community because of the density of tree plantings. The landscape palette will consist of low water use plants, incorporating a variety of trees and shrubs, all watered by an efficient automatic irrigation system. The landscape design for the development will rely heavily on a rural theme but will have a good portion of traditional plantings found in the neighboring communities. The use of turf will be limited to recreation and focal areas. Planting density will exceed Pinal County requirements. Refer to the **Preliminary Landscape Plan in Appendix B** for specific details.

Entry to the development will be on the east side of the project, off Gantzel Road. There will be a primary and one smaller secondary entry along Pecan Creek Dr at the larger 74 acre parcel. Decorative entry monuments will identify The Quarters at Queen Creek subdivision. Creative use of stone veneers, stucco, pergola and horse fencing offer a contemporary agrarian theme that will complement the existing development in the area. Refer to the **Preliminary Landscape Plan in Appendix B** for specific details.

Four different wall elevations are proposed for the development. These include the project theme wall, secondary theme wall, standard 4-inch builder block wall and a 2' on 4' view wall. All will be

colored in earth tones to blend with the environment. The locations for each wall type are depicted on the Master Wall Plan.

The project theme wall will be located along the more visible routes as well as the sides of lots that face local streets within the development. The wall features a combination of smooth and split face blocks of varying depths along the top of and within the wall to provide relief.

The project view fence is provided in areas of the development where lots side or back to open space areas. The wall detail compliments the theme wall detail with 4-foot of smooth block and 2-feet of tubular steel view fence on top, and smooth block CMU columns.

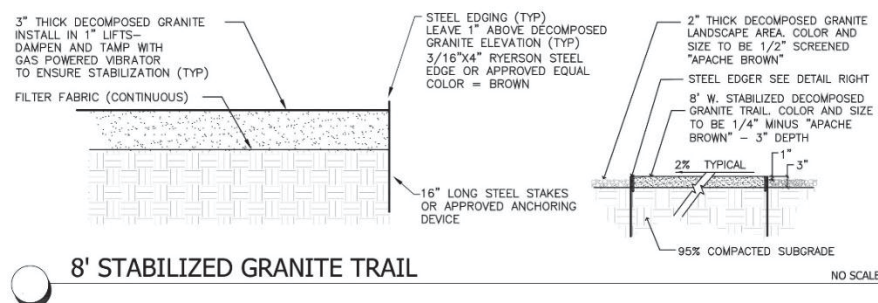
A standard 4-inch builder wall is proposed for portions of the development that are least visible within the community.

Refer to the **Master Sign & Wall Plan** in **Appendix B** for specific details.

## 6.1 Trail Details

The trail classification for The Quarters is suburban. The requirements allow paved or unpaved trails within the community. The typical suburban trail users may include pedestrians, bicyclists, and equestrians.

This project will provide an 8-foot-wide, unpaved multi-use trail around the perimeter of Parcel A. This trail concept came out of our work with the adjacent neighbors. An idea arose to provide them with a horse trail within a large setback buffer, and the neighbors have appreciated this proposal. It will provide them with a usable amenity within the project and a beautiful trail for horse rides. This trail is surrounded by beautiful landscaping and a high concentration of trees, which will make for an enhanced trail experience. Refer to **Appendix B - Master Trail Plan** for specific locations. This and other suburban trails within the project are designed to connect recreation areas, open space areas, adjacent community developments, and serve both recreation and transportation needs for this, and the



neighboring lot owners. There is a total of 7,300 L.F. (1.4 mi.) of 8-foot unpaved multi-use

**Figure 3 - Trail Section & Detail**

trails throughout the development, which is a testament to just how focused this project is

on open space. Refer to **Figure 3** for a standard **Trail Section** and a typical **8' Granite Trail** detail.



A multi-use path and trail system will be developed as part of the pedestrian circulation system per Chapter 2.176.170 of the PCDSC. The Quarters proposes a network of trails and sidewalks and connections to Queen Creek Wash, recreation areas and neighborhood parcels as shown on the **Master Trail Plan** in **Appendix B & Figure 3** above.

## 6.2 Developed Open Space

Developed Open Space is characterized as a passive amenity that provides an enhanced aesthetic to the community in the form of landscaping in the common area tracts of the community.

To provide variety to the landscape, the clustering of trees and shrubs will be provided. A natural spacing and placement of trees and shrubs will be used in retention basins to mimic the adjacent, undisturbed areas. Refer to the **Open Space & Recreation Plan** and **Pedestrian Path & Trails Plan** in **Appendix B** for specific details.

Per Pinal County's minimum requirements for open space (Chapter 2.176.130 of the PCDSC), 18% total open space is required for the subject site while a minimum of 7% is required for recreation open space.

Total open space for the development is proposed at 30.91 acres (35%). Developed open space within The Quarters will make up a total of 22.30 acres (25.2%) for the project. Approximately 8.61 acres (9.7%) of the site will be dedicated to recreation open space. Refer to the **Site Development Plan (Exhibit A)** and the **Site Analysis Plan** in **Appendix A** for the site-specific details of the proposed development and an aerial photo of the site.

### 6.3 Tree and Shrub Calculations

The recreation areas for The Quarters at Queen Creek will conform to the requirements in Chapter 2.176.160 of the PCDSC, including:

- 1.) Trees with a minimum size of 15 gallons shall be planted at the rate of 1 tree per 1,000 square feet of surface area provided
- 2.) Minimum of 50% of the required trees shall be 24-inch box tree
- 3.) Trees Height: 6 feet
- 4.) All trees shall be planed and stacked in accordance with the Arizona Nursery Association standards.
- 5.) Shrubs with a minimum size of 5 gallons shall be planted to complement the placement of trees.
- 6.) Shrubs and vegetative groundcovers shall be planted to cover a minimum of 25 percent of the landscape area.
- 7.) Street trees, shrubs, accent plants, and ground covers planted in the right-of-way shall be selected from the Arizona Department of Water Reservice Low Water Use/ Drought Tolerant Plant List for the Phoenix Active Management Area.

Open Space Requirements and Calculations:

- Open Space: 30.91 ac
- Trees: 1 per 1,000 square feet (30.91 AC X 43,560 S.F. / 1,000 = 1,346 Required, 1,375 Provided
- Trees: 1,346 total trees required / 2 = (673) 24" box trees; 690 Provided.

\*Note: All plants within the ROW shall be selected from the AZ Dept. of Water Resources Low water Use/ Drought Tolerant Plant List.

Minimum requirements for storm water retention and detention basins will also be met. The maximum side slope for retention / detention basins within open space areas is 4:1. Refer to Section 2.176.180(A) of the PCDSC.

## 7.0 PEDESTRIAN CIRCULATION SYSTEM

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Sidewalks and an extensive multi-use trail system will be installed onsite to provide connectivity between the residents and open space areas. Tree shaded seating areas and colorful plantings along the trail will make the open spaces enjoyable and useable.

## 8.0 SITE FURNITURE

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Typical amenities within The Quarters will include, “Tot-Lots”, Ramada with sitting area, picnic tables, trash receptacles, bocce ball court, trails, and benches. The following are conceptual only and are to be used as a guideline for final product selection.

**Play Structure(s)** – Capacity: 40-50, Age: 2-12, Size: 17’x23’ Protective Area: 33’x35’.  
Colors, TBD



Figure 4 - Play Structure



**Ramada(s)** - Size: 16' min., square or rectangular, monitor style roof, powder coated steel frame, aluminum roof, Color: TBD. Architecture of ramadas indicative of rural nature of area.



Figure 5 - Ramada

**Bocce Ball Court** – Size: Approx. 60' x 12'; Surface: synthetic turf or compacted gravel.



Figure 6 - Bocce Ball Court

**Picnic Bench(s)** – Shape: rectangle, Seats: 4+, Material: coated metal with synthetic wood. Colors: TBD



Figure 7 - Typ. Picnic Table

**Bench(s)** – Length: 6' or 8', Material: coated metal with synthetic wood, Color: TBD.



Figure 8 – Typ. Bench



**Trash Receptacle(s)** - Size: 55-Gallon, Material: coated metal with synthetic wood.  
Ground mounted. Color: TBD



**Figure 9 - Trash Receptacle**

**Grill(s)** – 20", Black.



**Figure 11 - Typ. Grill**

## 9.0 SLOPE ANALYSIS

Refer to **Figure 12** below for a depiction of the **Slope Analysis**. A summary of a slope analysis for the site is included below.

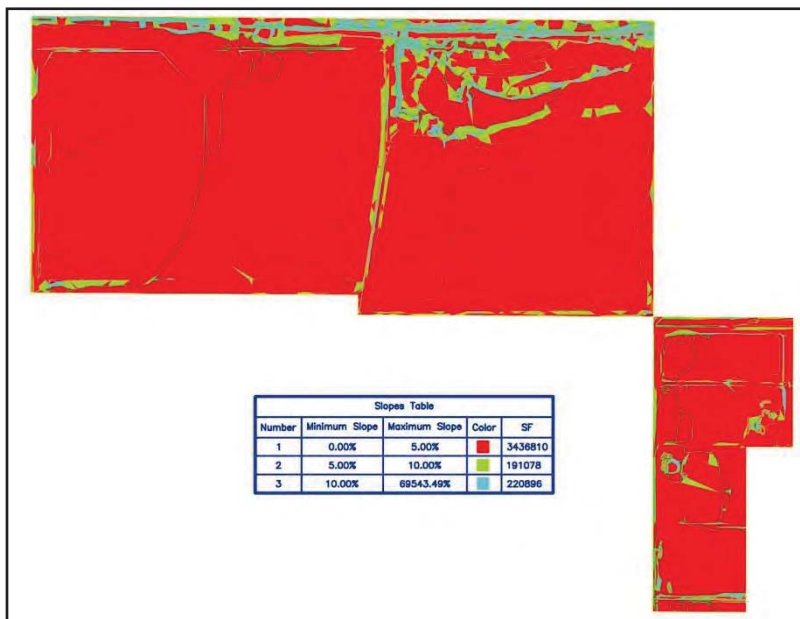


Figure 12 - Slope Analysis

## 10.0 PRELIMINARY HYDROLOGIC INFORMATION

The Quarters is undeveloped farm land consisting of row crops, with varying elevation change across the site. The site topography slopes towards the north and northwest with an average slope around 1%. The flow that originates onsite will flow in the northwesterly direction, empty into Queen Creek wash and continue its historical flow path.

The development will be designed to retain the 100-year, 2-hour storm event. Drainage patterns will be based on existing topography, proposed street patterns and grading conditions. Street capacities will be designed to convey flows within the top of curbs and the right-of-way for the 10-year and 100-year storm event, respectively. In an event larger than the 100-year, 2-hour storm, emergency overflow will be released along the public streets to the north retention basin with an ultimate outfall at the northwest corner of the project site.

## 11.0 RIPARIAN VEGETATION AND BIOLOGICAL HABITATS

A native plant inventory was not completed due to the lack of vegetation on the site. Most of the project is currently being used for row crop farming.

## 12.0 VIEW CORRIDORS

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The Quarters takes advantage of natural view corridors including the San Tan Mountains to the west and the Superstition Mountains to the east. Refer to the **View Corridors** for the site in **Figure 13** below.



Figure 13 - View Corridors

### 13.0 FLOODPLAIN

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The subject site is located on FEMA map #04021C0475E dated December 4, 2007. The north portion of the property is in z Zone “A”. The rest of the property is in a FEMA Shaded Zone “X”. A FEMA shades Zone “X” is defined as “an area of 0.2% annual chance flood; area of 1% annual chance flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 1% annual chance flood.

### 14.0 ARIZONA STATE MUSEUM

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A record check through the Arizona State Museum (ASM) for archeological sites and identification of any sites or surveys was conducted. A preliminary search of the records indicates no findings at the site. A copy of the **Arizona State Museum Record Check** can be found in **Appendix C**.

### 15.0 PRESERVED AREAS AS CONSERVATION OPEN SPACE

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Due to the existing use of row crop farming over most of the property, no conservation open space is being provided. Native vegetation was removed prior to the 1960’s. Refer to the ***Site Development Plan (Exhibit A)*** specific details.

### 16.0 PRESERVED AREAS AS DEVELOPED OPEN SPACE

---

The developed open space areas, parks and tracts for The Quarters are identified on the ***Site Development Plan (Exhibit A)*** and ***Preliminary Landscape Plans (Appendix B)***. The total developed open space for The Quarters is 22.30 acres (25.2%), while the total open space for the community is 30.91 acres (35%). The developed open space areas will be permanently preserved along with the associated recreation areas.

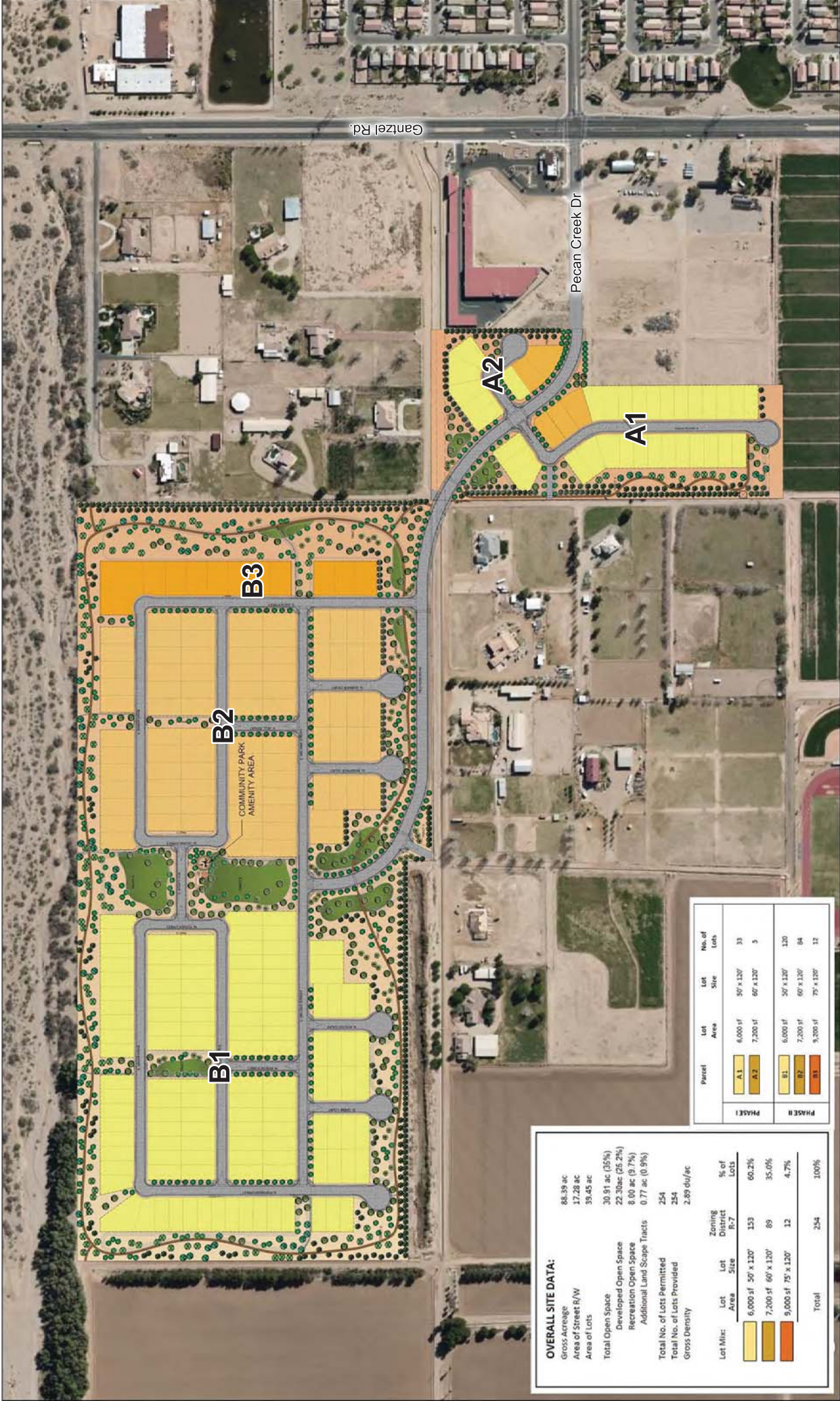
# Exhibits

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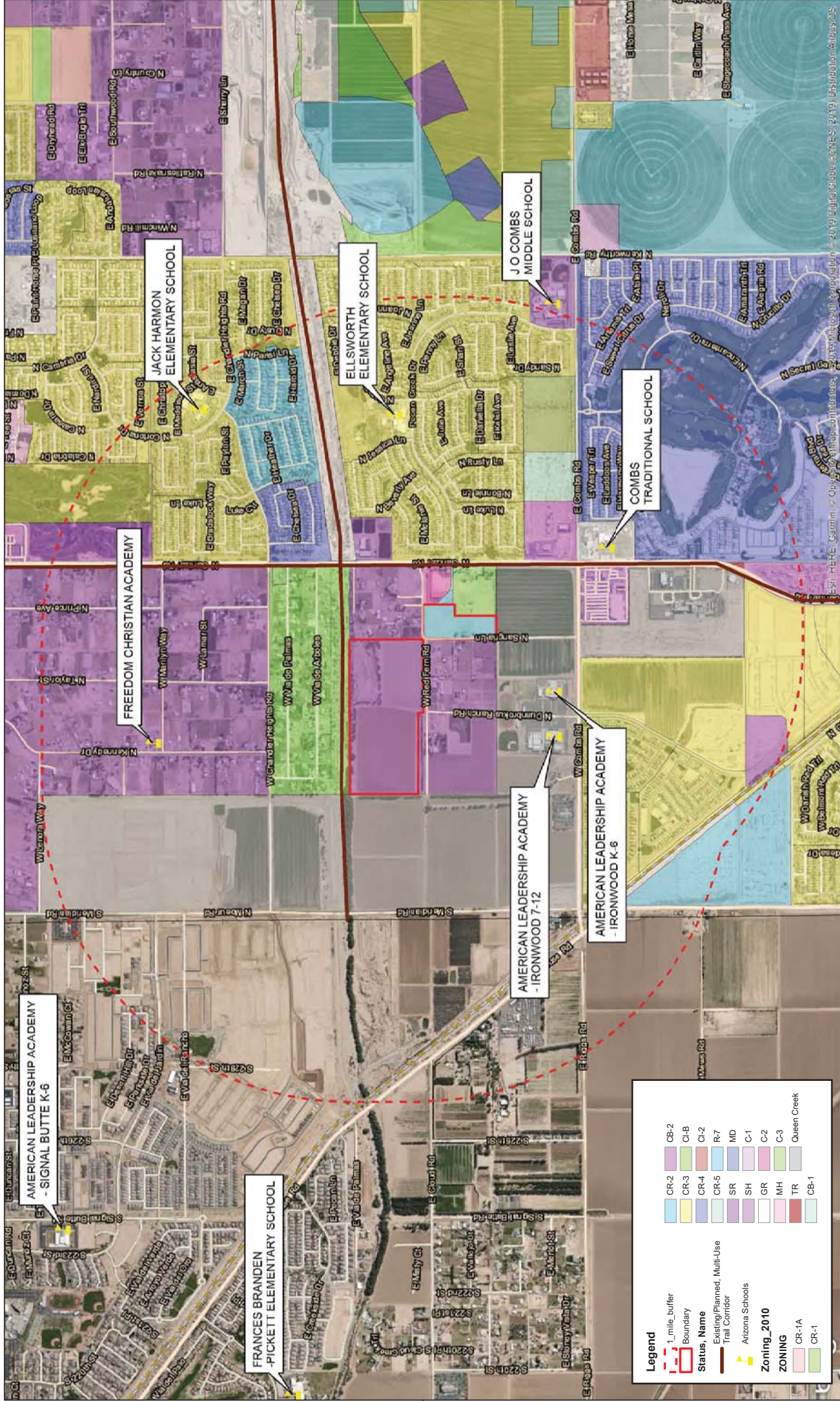
OVERALL SITE DATA:				
Gross Acreage	88.39 ac			
Area of Street R/W	17.28 ac			
Area of Lots	39.45 ac			
Total Open Space	30.91 ac (35%)			
Developed Open Space	22.30ac (25.2%)			
Recreation Open Space	8.00 ac (9.1%)			
Additional Land Scape Tracts	0.77 ac (0.9%)			
Total No. of Lots Permitted	254			
Total No. of Lots Provided	254			
Gross Density	2.89 du/ac			

Lot Mix:	Lot Area	Lot Size	Zoning District B-7	% of Lots
	6,000 sf	50' x 120'	153	60.2%
	7,000 sf	60' x 120'	89	35.0%
	9,000 sf	75' x 120'	12	4.7%
Total			254	100%

Parcel	Lot Area	Lot Size	No. of Lots
A1	6,000 sf	50' x 120'	33
A2	7,200 sf	60' x 120'	5
B1	6,000 sf	50' x 120'	120
B2	7,200 sf	60' x 120'	84
B3	9,200 sf	75' x 120'	12





# The Quarters at Queen Creek

Pinal County, Arizona

# Appendix A

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## Site Analysis Plan



A PORTION OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY ARIZONA

[illegible]

4. TARGET MARKET = FAMILY

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04021C0475E, DATED DECEMBER 4, 2007, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONES "A" AND "X".  
ZONE "A" IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED".  
ZONE "X" IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD".

U:\M403 - Gantzel & Corbin\dwg\Site Analysis\Plan\1403 Site Analysis Plan.dwg 9/1/2020 9:35:56 AM bmcdeylan

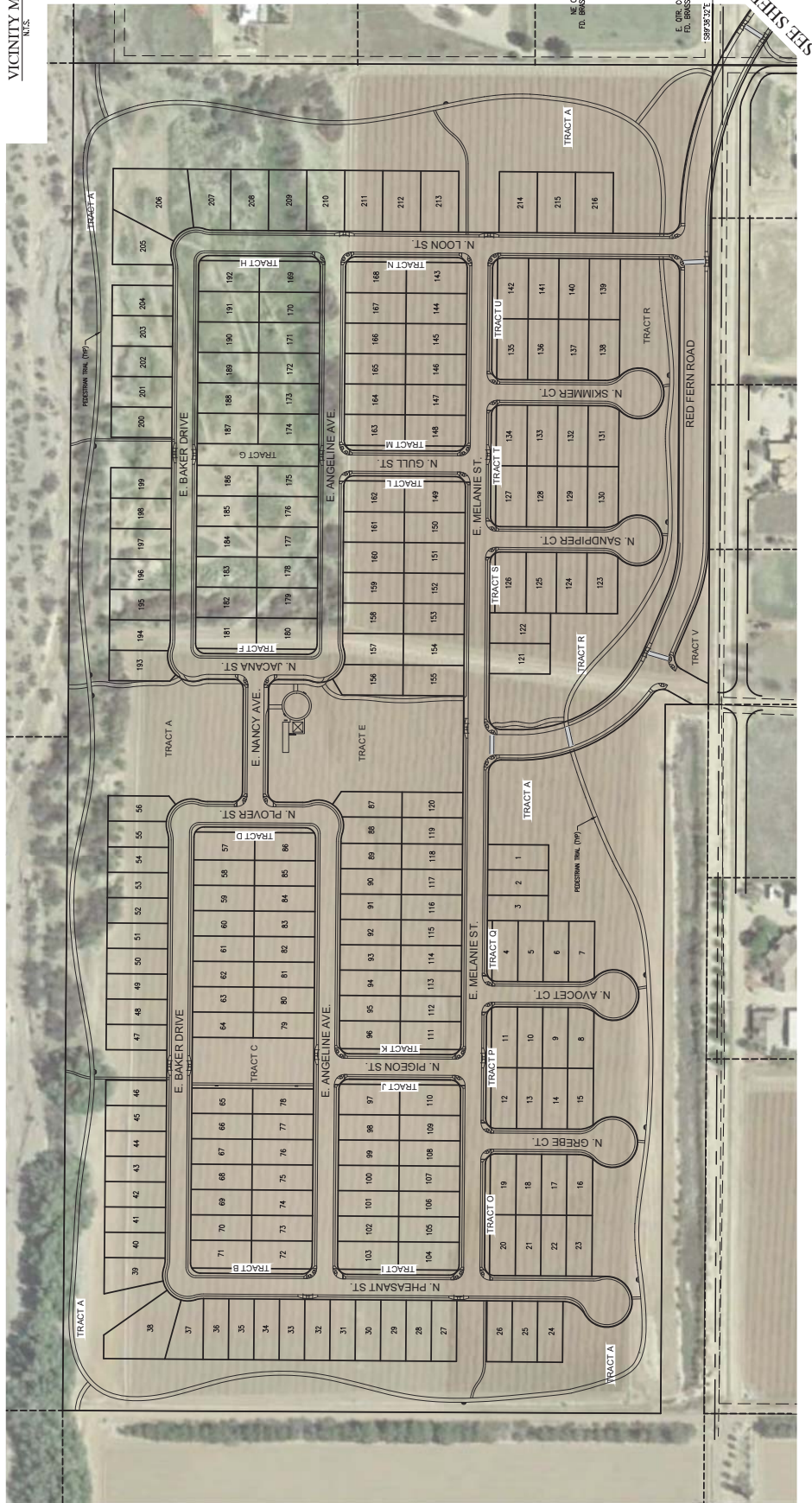
A PORTION OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

**VICINITY MAP**  
N.T.S.

REVISIONS		
NO.	DESCRIPTION	DATE

SITE ANALYSIS PLAN  
 PLANNED AREA DEVELOPMENT FOR  
 THE QUARTERS AT QUEEN CREEK  
 PINAL COUNTY, ARIZONA

DESIGNED BY:		NOTICE: THIS <b>PRELIMINARY</b> NOT FOR CONSTRUCTION OR RECORD USE. NO THIS NOTICE SHALL BE WASHINGTON, D.C.	SHEET 1 OF 1
DRAWN BY:			
CHECKED BY:			
SUBMITTALS:			



## PHASE 2 - PARCEL A



































# Appendix B

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## Preliminary Landscape Plans

PLANT LEGEND

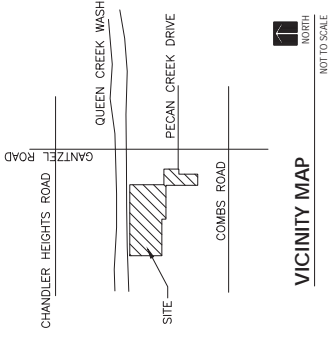
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALICINA	WILLOW ACACIA	15 GAL/ 24" BOX
	PARRINSONIA X. DESERT MUSEUM	DESERT MUSEUM	15 GAL
	PISTACHIA CHINEENSIS RED PUSH	RED PUSH PISTACHE	15 GAL/ 24" BOX
	PROSPERIS CHLSENSIS	THORNLESS MESQUITE	15 GAL
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX
	ULMUS PARVIFOLIA	EVERGREEN ELM	15 GAL/ 24" BOX
SHRUBS/ VINES			
	FOODORAEA NIOSCOSA 'RUBRIBREA'	HOP BUSH	5 GAL
	EREMOPHYLIA GLABRA SPP. CARPACOSA	WINTER BLAZE	5 GAL
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	5 GAL
	CHAMARRON SAGE	CHAMARRON SAGE	5 GAL
	NERIUM OLANDER	'PETITE PINK' OLANDER	5 GAL
	RIUELLIA BRITTONIANA	BRITISH RIUELLIA	5 GAL
	SENNA ARTEMISIOIDES	CASSIA	5 GAL
	TECOMA STANS	'GOLD STAR' YELLOW BELLS	5 GAL
ACCENTS			
	AGAVE DESMETIANA	AGAVE	5 GAL
	HESPERALOE PARVIFLORA 'PERPINK'	BBGAL LIGHTS RED YUCCA	5 GAL
	MULHENSBERGIA CAPILLARIS	IRAGAL MIST	1 GAL
	MULHENSBERGIA RIGENS 'NASHVILLE'	'NASHVILLE' MUHLY GRASS	1 GAL
	YUCCA RECURVIFOLIA	CURVELEAF YUCCA	5 GAL
GROUND COVER			
	ACACIA REDEOLENS	DESERT CARPET	1 GAL
	EREMOPHYLIA GLABRA	OUTBACK SUNSET ELM	1 GAL
	LANTANA NEW GOLD	NEW GOLD LANTANA	1 GAL
	PHLOX DAPHNODONTA	BLACK FOOT BASIN	1 GAL
	PRISTIONOTA PARVIFLORA	PARVIFLORA	1 GAL
	ROSEMARINUS OFFICINALIS	TRAILING ROSEMARY	1 GAL
	RIUELLIA BRITTONIANA	KATIE RIUELLIA	1 GAL
	'XATIE'		1 GAL
		HYDROSEED BERMIUDA	
INERT GROUND COVER			
	DECOMPOSED GRANITE	TBD	10" SCREENED (2" MIN. DEPTH)
	DECOMPOSED GRANITE TRAIL	TBD	1/4" MINUS 5" MIN. DEPTH
	CONCRETE HEADER	PLAIN CONCRETE	4" W X 6" HT.
	PLAYGROUND WOOD CHIPS	FOR PLAY AREA	12" DEPTH 8" DEPTH

SITE DATA

GROSS ACREAGE	88.36 AC
NET ACREAGE	88.36 AC
AREA OF LOCAL STREET RW	17.23 AC (19.5%)
AREA OF LOTS	39.45 AC (44.7%)
TOTAL OPEN SPACE	39.91 AC (45.3%)
UNIMPAVED OPEN SPACE	22.00 AC (25.0%)
RECREATION OPEN SPACE	8.00 AC (9.1%)
ADDITIONAL LANDSCAPE TRACTS	0.7 AC (1.0%)
TOTAL OPEN SPACE & LOTS TRACTS	31.69 AC (35.9%)
TOTAL NUMBER OF SINGLE FAMILY LOTS	294 LOTS
GROSS DENSITY	2.97 DU/AC
AVERAGE AREA PER LOT	6,739 SF

SHEET INDEX

SHEET	TITLE
PL-1	COVER SHEET
PL-2	PRELIMINARY LANDSCAPE PLAN
PL-3	MASTER SIGN AND WALL PLAN
PL-4	SOIL AND WALL ELEVATIONS
PL-5	CONSERVATION PLAN
PL-6	PEDESTRIAN PATH AND TRAILS PLAN
PL-7	STREET/PERMETER BUFFER CROSS SECTIONS
	COLORS RENDERING
	NO NATIVE PLANT INVENTORY, NO EXISTING TREES, CURRENTLY EXISTING FARM FIELDS.



VICINITY MAP



NOT TO SCALE

PRELIMINARY LANDSCAPE NOTES

**PLANTING**  
THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH PINAL COUNTY STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENT'S SET BY PINAL COUNTY. ALL PLANTING SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

**IRRIGATION**  
THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

**GRADING**  
ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.

**OPEN SPACE REQ.**  
OPEN SPACE: 30.91 AC  
TREES: 1 PER 1,000 S.F.  
(30.91 AC X 43.560 S.F./1,000)  
TREES: 15 GALLON, 50% MUST BE 24" BOX MIN. 673-24" BOX REQ./600 PROVIDED  
CHAPTER 2.176.166-200 MIN. REQUIREMENTS HAVE BEEN MET.

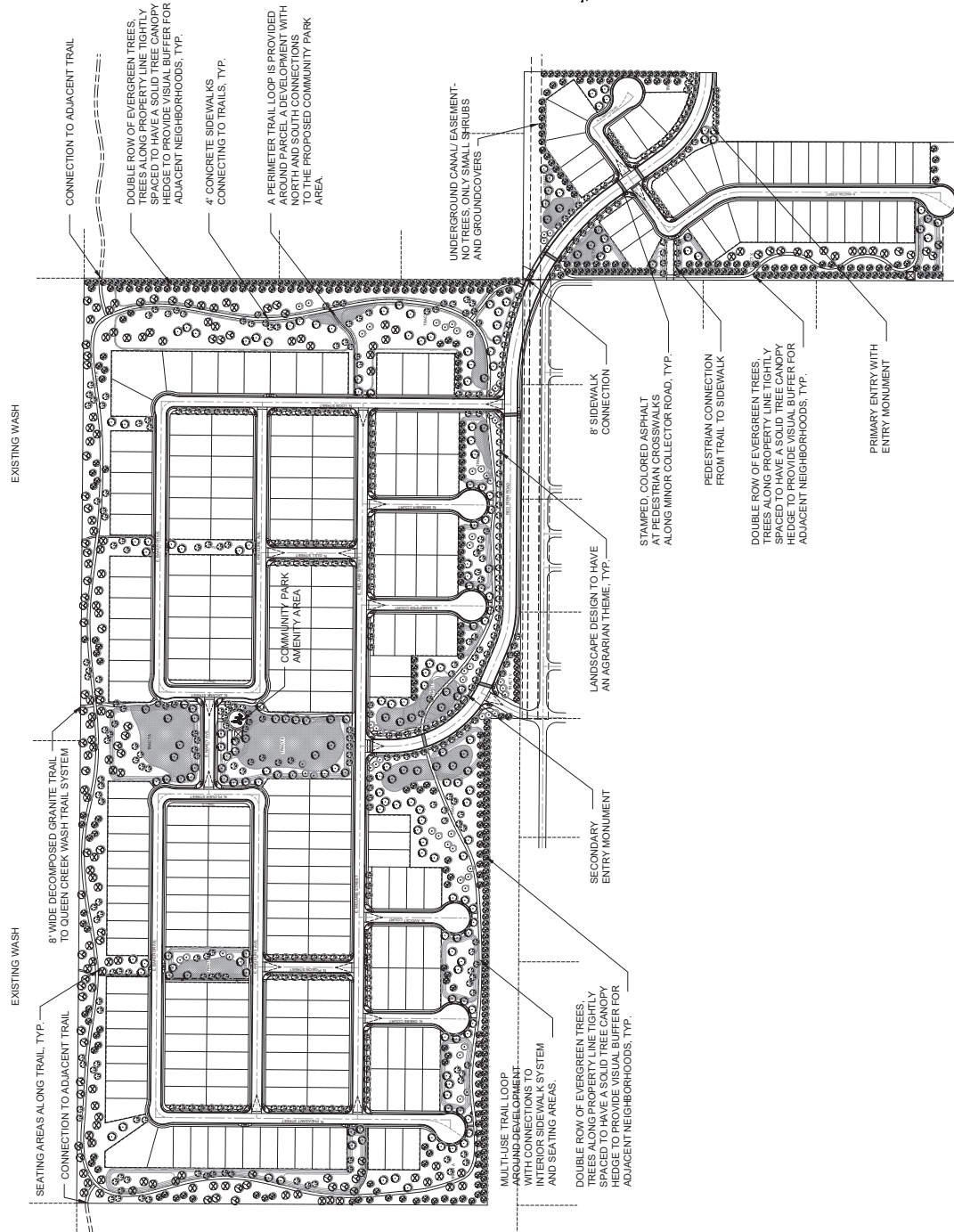
GENERAL LANDSCAPE NOTES

- ALL PLANT MATERIAL PLACED IN PUBLIC RIGHTS-OF-WAY SHALL BE ON AN ACTIVE MANAGEMENT ARE A LOW WATER USE PLANT LIST AND APPROVED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES.
- AVOID HIDDEN BASINS, WHICH DO NOT PROVIDE VISIBILITY AND MAY CREATE SAFETY CONCERNS.
- ALL TREES PLACED IN PUBLIC RIGHTS-OF-WAY SHALL BE PRUNED UP AND MAINTAINED AT A SEVEN (7) FOOT MINIMUM CANOPY HEIGHT.
- WITHIN BASINS, A MINIMUM TWO INCH DEPTH OF 1/4-INCH MINUS, OR LARGER, DECOMPOSED GRANITE SHOULD BE SPECIFIED ON LANDSCAPE PLANS FOR ALL PLANTED AREAS WITHIN RETENTION/DETENTION BASINS.
- THE MINIMUM WIDTH OF THE LANDSCAPE AREA BETWEEN THE TOP OF SLOPE OF RETENTION/DETENTION BASINS AND ANY EXISTING OR PROPOSED PROPERTY LINE, INTERNAL LOT LINE, OR STREET RIGHT-OF-WAYS SHOULD BE FIVE (5) FEET.
- WITHIN BASINS, LIVE VEGETATIVE PLANT MATERIAL SHOULD CONSIST OF: A) A MINIMUM OF FIFTY PERCENT (50%) VEGETATIVE GROUND COVER THAT DOES NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT, AND B) NO MORE THAN FIFTY PERCENT (50%) TREES AND SHRUBS. TREE AND SHRUB COVERAGE AREA WILL BE DETERMINED BY CALCULATING TWO THIRDS (2/3) THE MAJOR CANOPY SIZE OF THE TREE AND/OR SHRUB.
- WHERE THE SIZE OF THE BRIDGES OVER RETENTION/DETENTION AREAS AND DRAINAGE WAYS MUST BE A MINIMUM OF 12 FEET HIGH AND 12 FEET WIDE IN ORDER TO ACCOMMODATE WATER FLOWS, GRADE SEPARATED CROSSINGS SHALL BE USED TO CROSS DRAINAGE WAYS. ALL GRADE SEPARATED CROSSINGS OF THE COUNTY TRAILS AND MULTIPLE TRAILS THAT ARE DEPICTED IN THE COMPREHENSIVE PLAN.
- CLUSTERING OF TREES AND SHRUBS IS ENCOURAGED TO ACCENT FOCAL POINTS OR LANDMARKS AND TO PROVIDE A SENSE OF PLACE. CLUSTERING OF THE GROUND AND PLACEMENT OF TREES AND SHRUBS ALONG STREETS IS RECOMMENDED.
- A MINIMUM OF TWENTY FIVE (25) PERCENT OF ALL FRONTAGE LANDSCAPE AREAS SHOULD BE COVERED WITH VEGETATIVE GROUND COVER. THE VEGETATIVE GROUND COVER SHALL BE SPECIFIED BY HORIZONTAL GROWTH WHICH GENERALLY DOES NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT.
- A MINIMUM TWO INCH DEPTH OF 1/4-INCH MINUS, OR LARGER, DECOMPOSED GRANITE SHOULD BE SPECIFIED ON ALL LANDSCAPE PLANS FOR ALL PLANTED AREAS.
- ALL RECREATION AREAS WITHIN THE DEVELOPMENT SHOULD BE CONNECTED THROUGH A MULTIPLE PATH OR TRAIL SYSTEM TO THE EXISTING TRAIL SYSTEM. THE TRAIL SYSTEM SHALL BE SPECIFIED BY HORIZONTAL GROWTH WHICH GENERALLY DOES NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT. RECREATION AREAS, TRAILS, PATHS, BIKEWAYS, SCHOOLS AND COMMERCIAL PARCELS WITHIN THE PROPOSED DEVELOPMENT AS WELL AS TO ADJACENT NEIGHBORHOODS AND COMMUNITIES, AND THE COUNTY'S TRAIL SYSTEM IF APPLICABLE.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

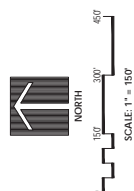






PLANT LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	TREES		
	ACACIA SALICINA	WILLOW ACACIA	15 GAL / 24 BOX
	PARKMANSONIA X DESERT MUSEUM	DESERT MUSEUM	15 GAL
	PSTACHA CHINDENS RED PUSH	RED PUSHPSTACHE	15 GAL / 24 BOX
	PROZOPS CHILDIDS	THORNLESS MESQUITE	15 GAL
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24 BOX
	ULMUS PARVIFOLIA	EVERGREEN ELM	15 GAL / 24 BOX
	SHRUBS VINES		
	DODONAEA VISCOSA PURPUREA	HOP BUSH	5 GAL
	EREMOPHILA GLABRA SPP. CARISKA	WINTER BLAZE	5 GAL
	LEUCOPHYLLUM CHATHAMUM	CHATHAM PALM	5 GAL
	LEUCOPHYLLUM CAPPELLUM	CHATHAM PALM	5 GAL
	NERMIA ALEANDRIA	PETITE PINK CLEANDER	5 GAL
	RIEHLIA BRITTONIA	BRITISH RIEHLIA	5 GAL
	SENA ARTESIMOIDES	CASSIA	5 GAL
	TECOMA STANS	GOLDSTAR YELLOW BELLS	5 GAL
	ACCENTS		
	ACONITUM FERRUGINEA	ACONIT	5 GAL
	HEMEROCALLIS PAMPIDORA PERON	BROADLEAFED RED YUCCA	1 GAL
	MULHERRERIA CAPILLARIS	REGAL MIST	1 GAL
	MULHERRERIA REGIA REGENS NASHVILLE	NASHVILLE MULHY GRASS	5 GAL
	YUCCA RECUPRIFOLIA	CURLYLEAF YUCCA	1 GAL
	GROUNDCOVER		
	ACACIA REDEOLENS	DESERT CARPET	1 GAL
	EREMOPHILA GLABRA	OUTBACK SUNRISE ELM	1 GAL
	LEUCOPHYLLUM CHATHAMUM	CHATHAM PALM	1 GAL
	PERISTEMUM PARVIF	PARRY'S PUSHTION	1 GAL
	ROSMARINUS OFFICINALIS	TRAILING ROSEMARY	1 GAL
	RIEHLIA BRITTONIA	KATIE RIEHLIA	1 GAL
	'KATIE'		
	INERT GROUNDCOVER		
	DECOMPOSED GRANITE	COLOR TID	10" SCREENED (2" MIN. DEPTH)
	DECOMPOSED GRANITE TRAIL	COLOR TID	12" MIN. DEPTH
	CONCRETE HEADER	PLAIN CONCRETE	4" W X 6" H
	PLAYGROUND WOOD CHIPS	FOR PLAY AREA	12" DEPTH 8" DEPTH

PRELIMINARY  
NOT FOR  
CONSTRUCTION







THE QUARTERS AT QUEEN CREEK

PINAL COUNTY, AZ

PRELIMINARY LANDSCAPE PLAN

PRELIMINARY WALL PLAN

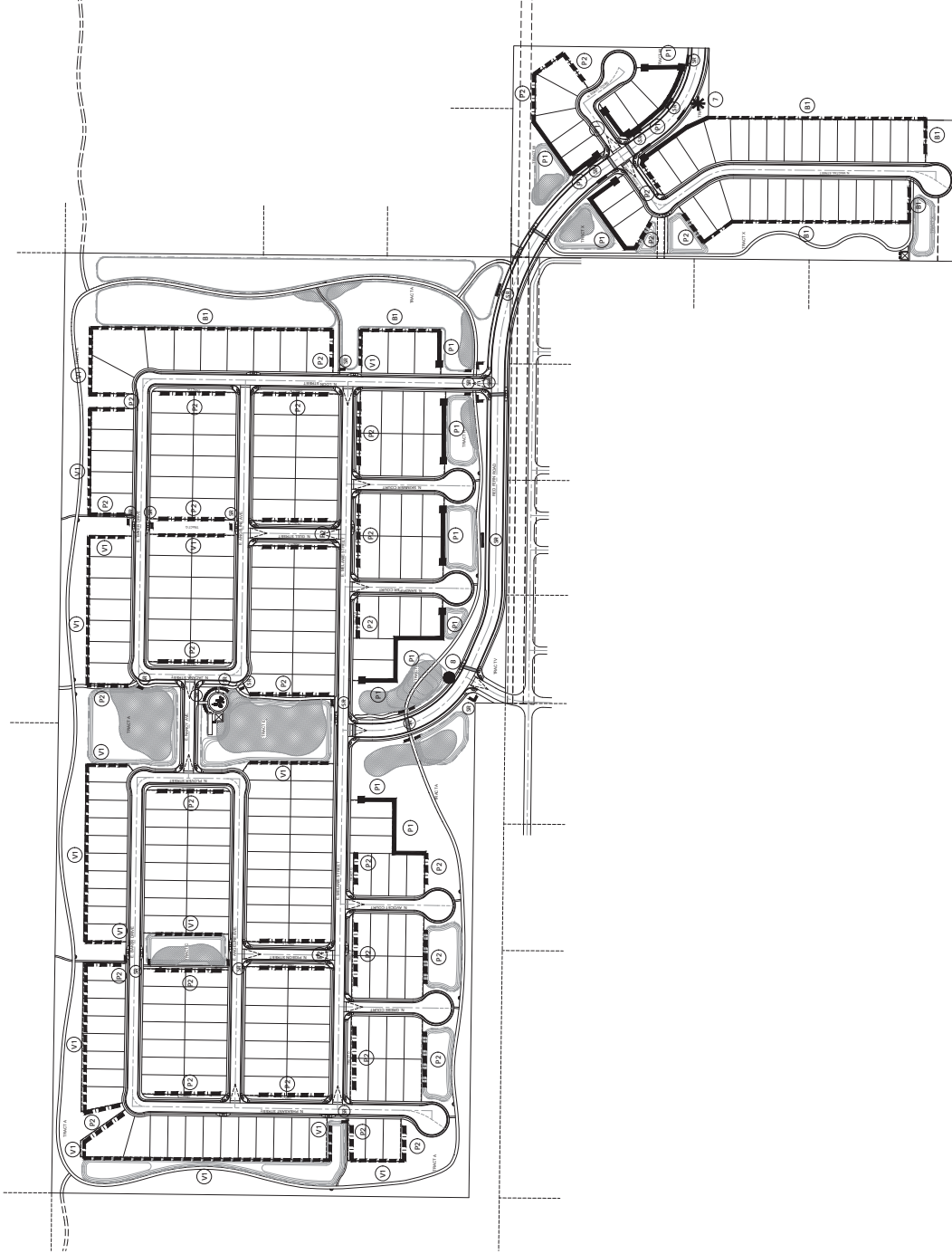
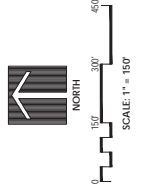
PROJECT # 19013  
DATE 4.23.20  
DRAWN BY DM  
REV # DATE  
8.24.20 (COUNTY COMMENTS)

SHEET

PL-3



PRELIMINARY  
NOT FOR  
CONSTRUCTION



WALL KEY NOTES

- 1 6 FT. PRIMARY THEME WALL
- 2 6 FT. SECONDARY THEME WALL
- 3 VIEW FENCE 2" W.I. OVER 4" CMU
- 4 SPLIT RAIL FENCE
- 5 6 FT. BUILDER WALL
- 6 THEME WALL COLUMN
- 7 PRIMARY ENTRY MONUMENT SIGN
- 8 SECONDARY ENTRY MONUMENT SIGN

NOTE: SEE NEXT SHEET FOR WALL ELEVATIONS  
NOTE: ALL PERIMETER AND INTERIOR WALLS NOT NOTED  
ON THIS PLAN SHALL BE 6 FT. HIGH UNLESS OTHERWISE  
SPECIFIED. FENCE BLOCK UNLESS SPECIFIED OTHERWISE BY  
OWNER. OWNER TO SELECT PAINT COLOR.