

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

RESOLUTION NO. 2022-PZ-PA-009-22

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A 2022 MAJOR COMPREHENSIVE PLAN AMENDMENT AND TO ALLOW FOR THE CREATION OF A “SPECIAL DISTRICT” LAND USE CLASSIFICATION FOR ARIZONA STATE TRUST LANDS AND TO APPLY ACCOMPANYING UPDATES TO THE PLAN’S MINOR COMPREHENSIVE PLAN AMENDMENT REGULATIONS; IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PA-009-22

WHEREAS, the Pinal County Board of Supervisors (“Board”) is authorized pursuant to Arizona Revised Statutes § 11-805 and Pinal County Development Services Code § 2.170.110 to approve Major Comprehensive Plan Amendments; and

WHEREAS, on September 1, 2022, the Pinal County Citizens Advisory Committee met and approved Case No. PZ-PA-009-22 by a vote of 6-2, Major Comprehensive Plan Amendment to the 2019 Pinal County Comprehensive Plan to allow for the creation of a “Special District” Land Use Classification for Arizona State Trust Lands and to apply accompanying updates to the Plan’s minor Comprehensive plan amendment regulations; and

WHEREAS, on September 15, 2022, the Pinal County Planning and Zoning Commission held a public hearing on Case No. PZ-PA-009-22, after providing notice pursuant to statutory requirements, and following the public hearing voted 5-3 in favor of forwarding a recommendation of approval to the Board to allow for the creation of a “Special District” Land Use Classification for Arizona State Trust Lands and to apply accompanying updates to the Plan’s minor Comprehensive plan amendment regulations; and

WHEREAS, on November 2, 2022, the Board held a public hearing on Case No. PZ-PA-009-22, after providing notice pursuant to statutory requirements, and considered the application for the Major Comprehensive Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the application for the Major Comprehensive Plan Amendment in Case No. PZ-PA-009-22, as described in “Exhibit A”, is hereby approved.

PASSED AND ADOPTED this 2nd day of November, 2022, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

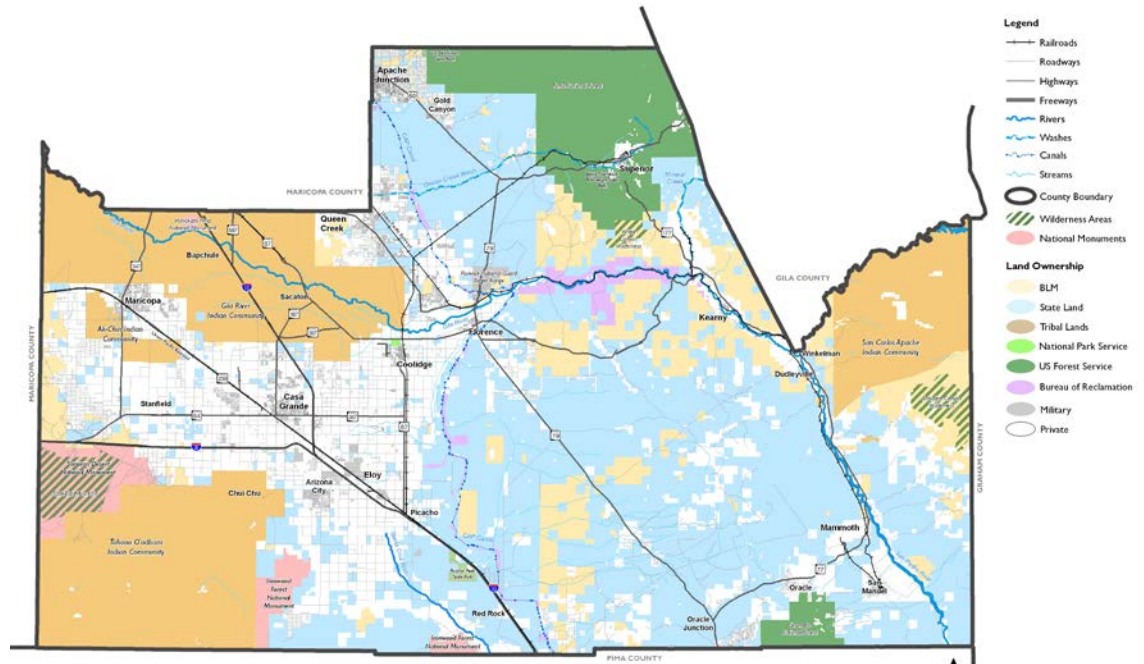
Deputy County Attorney

EXHIBIT A

PZ-PA-009-22

Comprehensive Plan Text Amendment
Arizona State Trust Lands

3-3: Land Ownership Map



Arizona State Trust Land

48

Growing Smarter legislation states that counties are required to work closely with the ASLD “for the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the County.” A requirement of this legislation is that the ASLD develop conceptual land use plans for urban trust lands. The conceptual plans are intended to be integrated into the comprehensive or general plans of jurisdictions. ASLD works with the County to integrate the ASLD’s conceptual land use plans into the Comprehensive Plan. Exhibit 3-3 depicts land ownership in Pinal County. ASLD also works collaboratively with municipalities on lands within cities.

[This Comprehensive Plan maintains a variety of specific land use classifications as well as a "Special District" classification to assist in facilitating detailed land use planning and coordination with the ASLD.](#)

Two additional planning projects that are occurring on state trust lands include areas called the Lost Dutchman Heights (City of Apache Junction) and Superstition Vistas (northern Pinal County). The Lost Dutchman Heights property is being master planned for disposition to potential developers, and the ASLD is also participating in the master planning of Superstition Vistas led by the East Valley Partnership. These parcels are being planned for eventual sale or lease and development. A portion of the Superstition Vistas area has been identified as a Growth Area in the Pinal County Comprehensive Plan, and goals, objectives,

- ✓ Provide appropriate amenities in relationship to the natural infrastructure (e.g., benches and trash receptacles in parks).
- ✓ Where appropriate, recreational activities should be explored throughout the County, including off-road vehicle parks and other active recreational opportunities to reduce environmental degradation of other areas.

Additional Land Use Designations

The following are additional land use designations indicated on the Pinal County Land Use Plan (3-4).

Military represents the Florence Military Reservation, Silver Bell Army Heliport (SBAH) and other ancillary facilities.

General Public Facilities/Services includes large public and quasi-public facilities that require significant space such as power plants, landfills, solid waste transfer stations, wastewater facilities, water campuses, and concentrations of public buildings.

Green Energy Production indicates areas that are designated specifically for the location of large scale photovoltaic solar panel power generation facilities.

Page-Trowbridge Landfill is owned by the University of Arizona and was used for disposal of radioactive and hazardous waste produced from University research activities. The facility closed in 1986 and is now in Post-Closure status with ADEQ.

Native American Community indicates a sovereign nation, operating under its own tribal government laws.

A large portion of Pinal County is comprised of Arizona State Trust Lands. These Trust Lands can be found in both developed and undeveloped portions of the County, resulting in areas that have their own distinct character, preservation opportunities, development potential, and demand timeline.

Special District provides flexibility to promote new development needed to accommodate economic growth and new businesses so that residents can find jobs in Pinal County, provide new housing to accommodate the County's expanding population, and encourage integrated conservation design that will result in sustainable developments. This designation allows for a carefully planned, deliberately designed use or mix of compatible uses within the same development area or unit, including housing, retail, employment, public/quasi-public, open space and recreation, and green energy production uses, with a range of densities and formats depending on the implementing zoning.

A Special District may be designated on Trust Lands only, and shall be implemented through the zoning process in association with the following zoning districts:

- Multi-Purpose Community Master Plan (MP-CMP)
- Large Master Plan Community (L-MPC)
- Planned Area Development (PAD)

While this Special District can be applied to any State Trust Land, the general intent is to apply the designation to State Trust Land that is of regional significance and/or the State Land Commissioner has determined is well suited for disposition.

Planning Guidelines

The following additional “Planning Guidelines” are intended to provide direction and guidance to potential landowners or developers, staff and elected or appointed officials in developing or reviewing the various topics discussed below.

Transfer of Development Rights Open space can be preserved in a variety of ways. One concept that is encouraged is the transfer of development rights (TDR). This concept refers to the transfer of the right to develop or build from one property to another property. Allowing the transfer of development rights may result in an increase in density on one property, in order to preserve large swaths of sensitive land or to preserve open space on another property. It is not the intent of Pinal County to use this technique to just increase densities but to preserve large areas of open space in accordance with the Vision. This technique is commonly used to transfer development rights from one piece of property to another.

Transfer of Development Rights Planning Guidelines

- ✓ Pinal County encourages landowners to transfer density from environmentally-sensitive areas to land more suitable for development.

Conservation Easements Another technique to preserve open space is to encourage “conservation easements.” Conservation easements allow landowners to retain their property while limiting development in perpetuity. A portion of a piece of property is purchased at fair market value and a governmental entity, non-profit organization (such as The Nature Conservancy) or land trust holds the conservation easement. To achieve its open space goals,

Non-Major Amendments are changes to the Pinal County Comprehensive Plan that do not fall under the “Major Amendment” criteria listed above. Additionally, the following also constitute a non-major amendment.

- ✓ Any proposed one-step change in a functional roadway classification (either higher or lower).
- ✓ Land uses that meet the Vision, or the applicable private development goals, objectives, policies, and location criteria of the Plan but may not be specifically shown on the Land Use or Economic Development Plans.
- ✓ Any proposed change of Arizona State Trust Land from any land use classification to the Special District land use classification or reversion from a Special District land use classification back to the prior land use classification.
- ✓ Changes mandated by any new state laws.
- ✓ Text changes and corrections that do not compromise the intent or impact the substantive mixture and balance of the Plan.
- ✓ Fails to meet the additional criteria within the Moderate Low Density Residential category for no Comprehensive Plan amendment or for a non-major amendment as set forth in Chapter 3 of this Plan.
- ✓ Fails to meet the additional criteria within the Mixed Use Activity Center category for no Comprehensive Plan amendment as set forth in Chapter 3 of this Plan.