



MEETING DATE: September 21, 2016

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-PA-001-16 & SUP-002-16 (Passarelli Farms Airstrip)**

CASE COORDINATOR: Dedrick Denton

Executive Summary:

This is Non-Major Comprehensive Plan Amendment from Very Low Density Residential to Secondary Airport and a Special Use Permit for the operation of a private airstrip on 118.7±.

If This Request is Approved:

This Non-Major Comprehensive Plan Amendment and Special Use Permit would allow the property owner to operate a private airstrip for business use in the Eloy area.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request with the attached stipulations.

LEGAL DESCRIPTION: A 118.7± acre parcel situated in a portion of the N½ of Section 21, T9S, R8E, G&SRB&M (legal on file).

TAX PARCELS: 411-32-025, 026, and 028

LANDOWNER/APPLICANT: Mike Passarelli

REQUESTED ACTION & PURPOSE: Mike Passarelli, landowner/applicant, requesting approval of a Non-Major Comprehensive Plan Amendment and Special Use Permit to operate a private airstrip for business use only.

LOCATION: Located adjacent to the south side of Ellis Road, 2 miles west of Picacho Highway in the Eloy area.

SIZE: 118.7± acres.

HISTORY: The subject property is zoned GR and is vacant.

COMMISSION ACTION/RECOMMENDATION: At the hearing, after discussion with the applicant, staff and the Commission, together with evidence presented, & public testimony the Commission voted **unanimously** to recommend **Approval** of **PZ-PA-001-16 and SUP-002-16** based upon the record as presented.

**SUP-002-16
Stipulations**

1. A Traffic Impact Analysis will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
2. a drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
3. the drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area;
4. all Federal, State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
5. the proposed airstrip shall not be for public use. Any change to this status, as defined by the Federal Aviation Administration and the Arizona Department of Transportation, will require a new Special Use Permit;
6. any change or expansion of use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.150.020 of the Development Services Code;
7. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
8. the applicant shall provide dust abatement on the runway and parking areas satisfactory to the Pinal County Air Quality Control District;
9. the runway shall be treated with a dust abatement product such as Gorilla -Snot.
10. applicant/owner shall attend a site plan pre-application meeting with staff. If staff determines that a formal site plan review is required, the applicant/owner shall receive site plan approval prior to operation in accordance with Chapter 2.200 of the Pinal County Development Services Code;
11. all proposed outdoor lighting must conform to the applicable requirements of the Pinal County Development Services Code;
12. the layout, design and set up and operation of the private airstrip shall be as shown and set forth on the applicant's submittal documents and development plan;
13. only single engine aircraft are permitted;

14. the number of flights shall not exceed 50 per month;
15. operation of the facility shall be limited to daylight hours;
16. commercial flights are prohibited and commercial operations are restricted to the maintenance of single engine aircraft;
17. no storage of aviation fuel onsite;
18. no more than nine aircrafts onsite.
19. no signs advertising the use are permitted;
20. all hazardous waste shall be disposal of by a professional environmental services company such as Safety-Kleen;
21. applicant/owner shall submit proof of waste disposal service contract at the site plan pre-application meeting;
22. the applicant shall keep the property free of trash, litter and debris;
23. the permit is set for annual review beginning June 16, 2016; and
24. violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Services Department.

1 on when is the Director going to actually take over these
2 extensions.

3 ABRAHAM: Again, you must be reading my mind again,
4 because that one - this is one of the last three, I believe,
5 that are still out there, that are still under that old plat
6 extension methodology. So that's - not to jump too far ahead
7 in the meeting, but that is another reason why I'm going to
8 talk to you about it (inaudible).

9 HARTMAN: All right, that sounds good. Thank you
10 for that explanation. All right, moving on with items 5 and
11 6, they will be heard as one - at one public - as one public
12 hearing case PZ-PA-001-16, and SUP-002-16. Dedrick, I think
13 you're going to take this case, if you will.

14 DENTON: I am.

15 HARTMAN: These two cases.

16 DENTON: That's correct. As you mentioned, this is
17 PZ-PA-001-16 and SUP-002-16. This case was continued by the
18 Planning and Zoning Commission to allow the applicant enough
19 time to follow back up with the Army National Guard, and then
20 also follow up with Eloy, and then an adjacent property owner.
21 Since that time, they give you a quick update. The applicant
22 has had time to reach out to those agencies and entities and
23 individuals, and there's a letter in your packet that the Army
24 National Guard said they're okay with the proposal. Eloy,
25 they're okay with the proposal as well. The applicant has

1 reached out to the adjacent property owner and I did receive a
2 letter from him yesterday, basically stating, you know, the
3 reason for his withdrawals of this objection is because of the
4 private agreement that they're working out, and in conjunction
5 with all the stipulations that's associated with the case. And with
6 that, I will jump into my presentation. To refresh the
7 memories of the Commission, the applicant is seeking approval
8 of a Special Use Permit to operate a private airstrip for
9 business use. It's 118 acres, and then to let - well I need
10 to update that, but to date with the one neighbor withdrawing
11 his opposition, that we haven't received anything as far as
12 opposition or any letters in support. The location of this
13 property is about a mile southeast of the City of Eloy, and
14 the applicant is Mike Passarelli. The site is located in the
15 southern portion of the site as indicated by the star. The
16 area in question today is outlined or shaded in red. It's on
17 the Ellis Road Alignment, just west of the Picacho Freeway.
18 The Comprehensive Plan is Very Low Density Residential
19 currently, and the applicant is seeking to change that to
20 Secondary Airport, along with his application. And that's the
21 Secondary Airport designation on this map, it shows you how
22 the area will look with the Secondary Airport. The existing
23 zoning is General Rural. And there's some State Land to the
24 north and basically the property is surrounded by General
25 Rural Zoning. Aerial photograph of the site. And this is the

1 applicant site plan and he is proposing that runway on the
2 western side of the property running in a diagonal shape from
3 the southeast to the northwest. And the photos was taken on
4 Ellis Road and this is looking north into State Land. This is
5 looking south into the property. And this is looking east.
6 And this looking west. And staff recommendation is for
7 approval with the 24 stipulations that was included in the
8 Planning and Zoning Commission packet. And that concludes my
9 presentation and the applicant is available for any questions
10 that the Commission may have.

11 HARTMAN: Dedrick on the - one question, on the
12 water conveyance area there, is that the Santa Cruz?

13 DENTON: That's correct.

14 HARTMAN: It is the Santa Cruz.

15 DENTON: Yes.

16 HARTMAN: All right. We'll probably have some
17 questions. It looks like the property owner owns both the
18 east and the west side of that Santa Cruz.

19 DENTON: Yes, I believe so.

20 HARTMAN: All right. So that's the way that this
21 aerial looks like to me. So anyway. With that, we'll call
22 the applicant to come forward. If you will, state your name
23 and address, and then write - might not be a pen there - and
24 write your name and address down.

25 AGUIRRE-VOGLER: I have a question first of Dedrick.

1 HARTMAN: Okay. Go ahead and write - be writing
2 while she's...

3 AGUIRRE-VOGLER: On the aerial. On the aerial that
4 - yeah, right there. What are all those - are they - is that
5 a horse farm?

6 DENTON: Are you talking to the south of the
7 property?

8 AGUIRRE-VOGLER: Yes.

9 DENTON: It's a agricultural operation that's out
10 there, that's south of the property.

11 AGUIRRE-VOGLER: But what are all those shed-like
12 stuff?

13 DENTON: That's some buildings out there that's
14 associated with agricultural use. I don't know what the
15 buildings are, to answer your question.

16 AGUIRRE-VOGLER: I thought it was a horse farm, but
17 anyway. Thank you.

18 HARTMAN: All right, Mike.

19 PASSARELLI: How are you guys doing today? To
20 answer your question ma'am, those -

21 HARTMAN: Go ahead and state your name for the
22 record.

23 PASSARELLI: Oh sorry. My name's Mike Passarelli.
24 3862 East Kousay, San Tan Valley, Arizona. To answer your
25 question, those are actually hay, hay barn type things where

1 they have alfalfa or hay. They're huge. I guess they grow it
2 out there and they store it there. So -

3 AGUIRRE-VOGLER: And while I've got your attention
4 there, as he asked, the Chairman asked about the Santa Cruz, I
5 know it goes into the Green Reservoir at some point, so in the
6 last couple rains, did you have a lot of water out there?

7 PASSARELLI: No, we've actually own the property a
8 little over a year now, and every time it rains I go out there
9 to see what type of a flood or if any flood ever happens.
10 I've only seen water in it one time, and it looked like it was
11 from a farmer upstream actually draining his water into it and
12 out. So I've never seen any water run through there. The
13 people that live south of us said he's been out there, I
14 think, nine years, he's never seen any water in it either.
15 But that doesn't mean there never will be any water in it, so
16 -

17 AGUIRRE-VOGLER: Because just this last rain, I
18 believe a lot of it goes towards the Green Reservoir, in fact
19 Sunland Gin was washed out, the bridge was washed out, because
20 it goes south of you, most for some reason goes south of you.

21 PASSARELLI: I drove out there when I - because they
22 advertised on the news that it was flooding out there, so I
23 drove out there and wanted to see, and we weren't affected at
24 all by it. So I don't know, I didn't actually see any
25 flooding anywhere in the area that I drove around us, so I

1 don't know where that actual flooding took place.

2 AGUIRRE-VOGLER: And on that aerial, can you point
3 out where Picacho Highway is?

4 PASSARELLI: Sure. Picacho Highway is a mile to the
5 right, which would be, I guess, southeast of us.

6 AGUIRRE-VOGLER: Okay. I have my bearings now,
7 thank you.

8 PASSARELLI: Sure.

9 HARTMAN: Okay, if you would, go ahead with your
10 presentation, and then we'll come and open it up to the
11 Commission for questioning.

12 PASSARELLI: Okay. So first of all we'd like to
13 thank you for giving us a couple extra months going through,
14 working through some of this stuff. We are the Passarellis
15 and we're looking to get a Special Use Permit and
16 Comprehensive Plan Amendment for a private airstrip on our
17 property out there. The private airstrip will be used for
18 personal use, and we are going to be using it as a home base
19 for an aircraft leasing company, but it'll only be used for us
20 to bring our airplanes home, do our work on them, and then the
21 airplanes will leave. It's not designed to have customer
22 interaction out at the property, other than us doing our
23 maintenance. Employees out there for the company is just
24 myself and my wife, that's it. So that's a business aspect of
25 it. We've worked with the FAA, we've got a no objection

1 letter from the FAA. We worked with the Air National Guard,
2 making sure we can get in and out of the airspace out there.
3 It's actually a big safety benefit for us to be talking to
4 them at Picacho tower. So that works out great for us. And
5 we worked with Eloy as well, getting a no obligation letter
6 from them. The rest of the property, we want to do something
7 agricultural with. We haven't quite made a decision what that
8 is yet, so we're working on that, once we get past this point
9 right here.

10 HARTMAN: Okay, you ready for us?

11 PASSARELLI: Yeah, beat me up.

12 HARTMAN: Okay. My first question is, on
13 maintenance of the runway, what do you do - what are you
14 planning to do with - in maintaining that runway?

15 PASSARELLI: Well right now we're just going to
16 level it off and create a landing strip, and then we're
17 looking at different products you can put on the dirt that
18 makes it hard. Gorilla Snot is one of the name brands. You
19 mix it with the soil and you put it down. Supposedly what
20 they say is it'll make it almost as hard as asphalt, keep the
21 dust down and to keep it maintained. I don't know how it
22 works with all the rodents and stuff out there, so that's
23 something we're going to have to check into, but it may be
24 something to where I have to buy a blade and keep it bladed
25 off and, you know, keep maintaining it on a regular basis.

1 The use is going to be very minimal probably the first couple
2 years. You know, I don't see a whole lot of maintenance,
3 other than when I'm going to be using it. So now down the
4 road if we get to where we do get nine aircraft for the
5 stipulations and we're using it more and more, then we will
6 look at doing something way more to where it's a hard packed
7 surface and there most of the time.

8 HARTMAN: On your pad area, do you plan on doing any
9 improvements to the pad area where you're going to park your
10 airplanes?

11 PASSARELLI: : Other than the hangar, no. I mean
12 if we put asphalt or something there just to make it for the
13 taxiway in and out, that would be it. I don't really
14 anticipate a lot of that, other than from the airstrip
15 straight to the hangar. Know what I mean? So we may look at
16 doing concrete there, because we're going to be putting a
17 concrete floor in the hangar anyway, so we may do a concrete
18 pad outside of the hangar. So yeah.

19 HARTMAN: On that area, you might want to consider
20 some type of soil enhancement to keep it from - the dust from
21 - particulate matter from coming up and being a problem,
22 because you'll be revving up engines and turning planes around
23 and doing different maneuvers and whatever, but that's
24 probably your personal choice.

25 PASSARELLI: : Yeah, I don't -

1 HARTMAN: Your neighbors, how - what's the closest
2 neighbor to you?

3 PASSARELLI: Probably the closest neighbor is at
4 least 600 feet away from us, from where that work would be
5 happening. Maybe even more, probably more like 1200 feet away
6 from us.

7 HARTMAN: Maybe of a quarter of a, quarter of a
8 mile?

9 PASSARELLI: Yeah, yep.

10 HARTMAN: Okay. All right, Commission Members.
11 Questions? Okay, Putrick.

12 PUTRICK: Morning.

13 PASSARELLI: Morning.

14 PUTRICK: I just have a few questions about the
15 operation itself. You're talking about a minimal number of
16 airplanes and you're going to do the maintenance there. I
17 spent over 40 years in aviation, so on the aviation side of
18 the commercial airplanes. But I know that you run into - in
19 different hours you get - you have different requirements for
20 maintenance, so I'm envisioning that you're going to have to
21 have - you're probably going to have to have mechanics there
22 and some other people there, so - to do any kind of
23 maintenance, unless you're going to do maintenance, heavy
24 maintenance elsewhere. For instance, what do you do if you
25 have to do an engine change?

1 PASSARELLI: So the heavy maintenance will be done
2 by me at the airstrip. The company is designed to I'll bring
3 an airplane in that is timed out - I don't know if you're
4 familiar with that being in aviation - I'll do the engine,
5 whatever needs to be done, bring it in annual, and then I'll
6 put it up for lease. When I say lease, I'm leasing it to a
7 different company, not to an individual. So the lease will go
8 to say somebody in Prescott, and they'll own it for a year,
9 and they will take care of the maintenance and take care of
10 the aircraft while they have it. And then when they're done
11 with their lease, they'll bring it back to me. If the
12 aircraft is still in its time limits, we'll just put it back
13 up for lease and let it hang out until somebody leases it
14 again. So as far as the heavy maintenance it will be done by
15 me. Maybe my son will help out on occasion, but I've ran a
16 flight school where I had multiple airplanes running me all
17 day long, and really don't want to get into that aspect -

18 PUTRICK: I got you, I'm just curious.

19 PASSARELLI: Yeah, so. That answers it?

20 PUTRICK: So, I like the idea. You know, it's
21 another business for the County, and I think if you grow that
22 business, it can be really good. Are you - do you have any
23 relationship to Embry-Riddle in Prescott?

24 PASSARELLI: I don't.

25 PUTRICK: Okay.

1 PASSARELLI: I'd like to moving forward. Yeah.

2 PUTRICK: Okay. I have a good friend who's a
3 professor emeritus up there, so I wouldn't mind introducing
4 you. He's in Colorado right now, so. But he's been with
5 Embry-Riddle for 30 years and it's a great school.

6 PASSARELLI: Yes sir.

7 HARTMAN: Commissioner Smyres.

8 SMYRES: Mike, I'm sure you're familiar with the 24
9 stipulations that staff is recommending?

10 PASSARELLI: I am.

11 SMYRES: And any of them going to be a problem?

12 PASSARELLI: No, not really. I mean we talked to,
13 you know, the engineer on some of this stuff and the flooding
14 and the stuff like that. It seems like that has to be done.
15 As far as the stipulations on no aviation fuel, we don't plan
16 on storing any gas out there. You know, free of litter and
17 debris. We want a clean area. You know, all that stuff. So
18 yeah, I mean that's - we don't have an issue with any of them.

19 SMYRES: The stipulation of only single engine, does
20 your fleet now consist of like Cessnas?

21 PASSARELLI: Yes.

22 SMYRES; Beechcraft (inaudible)?

23 PASSARELLI: Yes, in fact -

24 SMYRES: (Inaudible).

25 PASSARELLI: Yeah, the business model is designed

1 for a Cessna single engine airplane, so I'm going strictly
2 after a flight school company is who I want to market to, so I
3 don't anticipate twins at my place. The runway's kind of
4 short for that as well, so I wouldn't anticipate that, no. So
5 I may want to - it says single engine aircraft, so I may want
6 to get a helicopter down the road, get my helicopter license,
7 so there may be a helicopter there as well, so.

8 SMYRES: Thank you.

9 HARTMAN: Commissioner Shear.

10 SHEAR: To answer the question about the flooding on
11 Sunland Gin, it would have been four miles west of his
12 location, and probably half a mile south where the Green
13 Reservoir crosses Sunland Gin, so I don't think you'll have a
14 flooding issue.

15 HARTMAN: Okay. Commission Members. Commissioner
16 Member Ault, question?

17 AULT: Yes, Mr. Passarelli, I just have one question
18 about your long range plans and possible agricultural
19 practices. Would you (inaudible) plans include the use of an
20 Ag-Cat or some type of an aircraft for agricultural
21 application to your properties or adjacent properties?

22 PASSARELLI: Well, I have to be honest with you, I'm
23 not a farmer yet, so I don't know. We're looking at various
24 crops out there for the simple reason is I don't have water
25 rights on the property, and so I've got to either look at dry

1 farming or we're now looking at some of the hydroponic stuff
2 that is out there. So if we do the hydroponic stuff, I don't
3 anticipate any ag stuff like that. If we do some dry farming
4 and it works, I don't know if we'll have to do that or not.
5 So hopefully not, you know, hopefully we don't have to but I
6 don't know until we get farther down the road. I wouldn't do
7 it out of my place, so to speak, if that's what you're asking.
8 But a couple miles up the road there is an actual ag strip and
9 the gentleman that I think does that is north of us, and we've
10 - he's kind of our neighbor as well, so I would probably
11 consult him on what would be the best thing to do.

12 AULT: So your plans would not include storage of
13 any herbicides or pesticides on the property.

14 PASSARELLI: Not that I know of. No. Yeah.

15 AULT: Okay, thank you very much.

16 HARTMAN: Okay. One question that hasn't been asked
17 is what flight path, the military usage airspace, what is your
18 findings on that?

19 PASSARELLI: So we had a meeting with the air
20 traffic controller, the main guy out there and -

21 HARTMAN: At Marana?

22 PASSARELLI: Yeah at Maran - well, he's actually -
23 he is at Marana, but he runs the Picacho Peak Tower out there,
24 and so - his name is Gary Jones - and so after we sat down and
25 discussed what we were going to do, he was fine. So basically

1 the flight path is going to be just a basic normal left-hand
2 patterns going into the runways, so it'll be about a half mile
3 out and we actually have a drawing with him that they've
4 okayed. He - they're - are you concerned about their flight
5 plan affecting us or us affecting them, or what's - I guess -

6 HARTMAN: Overall, both. Overall.

7 PASSARELLI: So he says very rarely does his
8 helicopters come over to where we're at, and so we shouldn't
9 really be any factor, but we will be talking to them. So the
10 agreement with them is we contact them 30 minutes before
11 departure so they know we're getting ready to head out, we
12 contact them once we're in the air, and then we contact them
13 two miles before we enter their airspace, let them know we're
14 coming in to land and they'll give us weather information and
15 any traffic alerts or anything like that. So from a safety
16 standpoint of view, I think it's a win-win situation for both
17 of us. I prefer a second set of eyes looking at me while I'm
18 in the air as well, letting me know whose around. So yeah.
19 Does that answer that?

20 HARTMAN: Yeah, that does pretty much. That -
21 basically it's going to be a courtesy call, that you're going
22 to call -

23 PASSARELLI: Yes.

24 HARTMAN: The property people.

25 PASSARELLI: As long as they're open. They don't

1 work on the weekends, so there's no tower operations on the
2 weekends and I think they're only - they're there until
3 midnight. But we won't be using it after daylight hours
4 anyway, so.

5 HARTMAN: All right, that sounds good. Commission
6 Members, any further questions? Putrick, Commissioner
7 Putrick.

8 PUTRICK: I just have one quick one. You made some
9 kind of mention about Nav-Aids, but you know, I can't picture
10 you doing any kind of any Nav-Aids for that airport.

11 PASSARELLI: Nav-Aids? No. The only thing we have
12 is the Picacho Tower out there. So we'll be in contact with
13 them coming in and out of the airspace. As far as a Nav-Aid,
14 we don't, we don't have any out there.

15 PUTRICK: Yeah, okay. That's all.

16 HARTMAN: All right, thank you. We'll turn it to
17 the public and then we'll have the right to call you back for
18 any rebuttal, any ques - if anything comes up.

19 PASSARELLI: Thank you.

20 HARTMAN: Thank you. All right. And let's call to
21 the public. Is there anyone that would like to come either
22 for or against these two cases? The PZ-PA-001 and the SUP-
23 002. Yes ma'am if you would. Come up to the podium and state
24 your name, and also write down your address and name also.

25 ELLIOTT: My name is Alexandra Elliott and I

1 represent Mr. Pollack who is the neighboring landowner. So
2 this is going to be short, but at this time we're still in the
3 process of creating a final agreement.

4 HARTMAN: Turn the microphone a little bit to you,
5 please. Thank you.

6 ELLIOTT: This good? Okay, this is going to be
7 short. At this time we are in the final stages of shoring up
8 the final agreement between the parties, and as long as that -
9 as long as everything goes through with that, and I think it
10 should be next week as Mr. Passarelli was saying earlier, then
11 we will have no objections to this project. And I just wanted
12 to get that on the record that as long as this private
13 agreement goes through the way we've been talking about it,
14 then everything should be good.

15 HARTMAN: All right, Commission Members, questions?

16 SMYRES: Where is the property that you're
17 representing in relation to -

18 ELLIOTT: It is, it's the horse ranch.

19 SMYRES: Okay.

20 ELLIOTT: I can't point it out quite on that
21 (inaudible).

22 SMYRES: Okay.

23 HARTMAN: Is it - what is it, north, northeast or
24 what direction of the property?

25 DENTON: It'll be east.

1 HARTMAN: East? Okay.

2 DENTON: They're right on their - the northeast
3 corner of the property. So if you look at the yellow outline,
4 they'd be on that parcel that's on the northeast corner of
5 their property.

6 SMYRES: (Inaudible).

7 HARTMAN: All right, Commission Members, further
8 questions? Putrick, Commissioner Putrick?

9 PUTRICK: (Inaudible).

10 HARTMAN: Okay. I commend you on working out the
11 situation with your neighbors. This is what we have to do a
12 lot of times and it sounds good. So you're (inaudible) when
13 it - Dedrick, when it goes further through Planning and
14 Development?

15 ELLIOTT: Yes, it's a private agreement entered
16 between Mr. Passarelli and Mr. Pollack that we're just shoring
17 up and it's in the final stages and it should be done by
18 Monday.

19 HARTMAN: All right, that's what I wanted to know,
20 whether the County was involved in this agreement or what.
21 All right, it's very good. Dedrick, any comments on that?

22 DENTON: No, other than they've been communicating
23 with me, both parties, so we're aware of it.

24 HARTMAN: All right, as long as there's
25 communication, that's the main thing. Okay, thank you.

1 ELLIOTT: Yep.

2 HARTMAN: Is there anyone else that would like to
3 come and speak before us on this case - on these two cases?
4 If not, seeing none, we'll close it to the public and turn
5 back to the Commission for discussion. Commission Members? I
6 personally feel that this is probably a wise land use. You
7 can go acre and a quarter or whatever and divide it up into
8 lots and put a lot of little home sites out there legally and
9 it's along the Santa Cruz and there's always the problem of
10 flooding and I'm sure that Mike will have to build his pad
11 area to - above the floodplain elevation, so I think that this
12 probably a good use. Further comments? Putrick you were
13 shaking your head yes? The mic doesn't pick that up.

14 PUTRICK: I just - I just agree with - I agree with
15 you. I know I can be - I didn't say disagree, I said just
16 agree. Just so it's clear. But I'm a big fan of aviation and
17 have been all my life, obviously, because I worked in it. But
18 I think that this kind of an operation, you're right, is a
19 perfect use for that and it doesn't, it doesn't essentially
20 disturb the habitat, it doesn't do, you know, all the, all the
21 things that people might think, particularly with the smaller
22 airplanes. The - I wanted to mention when Mike said something
23 about the - they got a no objection letter from the FAA. In
24 all my dealings with the FAA over the years, I always got a
25 kick out of we never got approval from them, they usually gave

1 you a letter of no objection. So they weren't committing to
2 anything, right? So other than that, that's all I had to say.

3 HARTMAN: All right, Commissioner Ault.

4 AULT: Yes, I appreciate you doing your homework,
5 did an excellent job and gave the information that the
6 Commission needed to make a sound decision about this. The
7 only thing I would caution is I didn't see it anywhere in the
8 package under consideration or any advice to you, you are
9 adjacent to the Santa Cruz and yes it is (inaudible) drainage,
10 but it is a riparian strip within a desert environment, a lot
11 of birds and you know what birds and planes do when they get
12 together. So be careful.

13 HARTMAN: Okay. With that, Commission Members,
14 we'll separate the cases here because we'll have a motion on
15 each case. If you will PZ-PA-001-16. Do I have a motion?
16 Commission Members? This is supposed to have been done,
17 homework.

18 AGUIRRE-VOGLER: I lost it too. I lost it.

19 HARTMAN: Lost the cases?

20 AGUIRRE-VOGLER: I got the stipulation. I just got
21 the staff summary. Here it is, staff recommendation.

22 HARTMAN: Yeah. IT's on page 5. Page 5.

23 AGUIRRE-VOGLER: I'll make it.

24 HARTMAN: Thank you, Mary.

25 AGUIRRE-VOGLER: I recommend that the Commission

1 forward PZ-PA-001-16 and SUP -

2 HARTMAN: One at a time. I know it says -

3 AGUIRRE-VOGLER: It says it both. Can I do both?

4 No? Okay. Okay, to the Board of Super -

5 HARTMAN: No.

6 AGUIRRE-VOGLER: So it's just PZ-PA-001-16 to the
7 Board of Supervisors with a favorable recommendation with the
8 attached stipulations which are 24.

9 DENTON: There's no attached stipulations with the
10 Comp Plan.

11 HARTMAN: Yes.

12 AGUIRRE-VOGLER: Only with the SUP.

13 DENTON: That's correct.

14 AGUIRRE-VOGLER: Okay.

15 HARTMAN: Okay, we have a motion of approval for PZ-
16 PA-001-16.

17 SALAS: Second.

18 HARTMAN: And a second by Commissioner Frank Salas.

19 AGUIRRE-VOGLER: Okay. Then I'll make another -

20 HARTMAN: No, we got to vote.

21 AGUIRRE-VOGLER: Oh, sorry.

22 HARTMAN: Okay, all those in favor say aye.

23 COLLECTIVE: Aye.

24 HARTMAN: Opposed? Hearing none, unanimous vote on
25 that case. Now -

1 AGUIRRE-VOGLER: So now I'll make a motion on SUP-
2 002-16 to the Board of Supervisors with a favorable
3 recommendation, with the attached 24 stipulations.

4 HARTMAN: Correct.

5 SALAS: Second.

6 HARTMAN: Commissioner Salas seconds the motion. Is
7 there any discussion? If not, call for a voice vote. All
8 those in favor say aye.

9 COLLECTIVE: Aye.

10 HARTMAN: Opposed? So say, hearing none, motion
11 carried unanimously. All right, Mike, good luck. Let's go.

12 PASSARELLI: Appreciate it.

13 HARTMAN: Hokey doke. Our next cases are tentative
14 plats, extensions of tentative plats. There's two cases in
15 this case, S-026-05 and S-033-06. With that, Dedrick if you
16 will. Mr. Denton.

17 DENTON: These are, like you said before, these are
18 two separate cases, but we're going to have one presentation
19 for both cases and then you have to make a motion on each one
20 of them. To refresh the Commission's memory of the history of
21 this, this was continued from the August 20th P and Z meeting
22 back in 2015. The reason for the continuance was to allow the
23 applicant sufficient time to explore the possibility of the
24 City of Casa Grande annexing the property. Since that time,
25 staff, we haven't heard anything from the City of Casa Grande,



COMBS GOTTLIEB & MACQUEEN, P.C.

www.cgmlawgroup.com

Patrick R. MacQueen

Patrick@cgmlawgroup.com

September 6, 2016

Our File:
16190.00

**VIA FEDERAL EXPRESS OVERNIGHT, FACSIMILE,
AND EMAIL TO: Dedrick.denton@pinalcountvaz.gov**
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
Attn: Dedrick Denton
31 N. Pinal St., Bldg. F
Florence, Arizona 85132
Fax: (520) 866-6435

Re: Notice of Public Hearing; PZ-PA-001-16; and SUP-002-16; Proposed
Airstrip by Mike the Applicant; Tax Parcel Numbers 411-32-025, 026, & 028

Dear Mr. Denton:

This firm represents Big Sky Farms, LLC and Aaron Pollak with respect to the above-referenced proposed non-major comprehensive plan amendment and special use permits (collectively, the "**Requests**") submitted by Mike Passarelli (the "Applicant"), who owns certain real property which is identified as tax parcel numbers 411-32-025, 026, & 028 (the "**the Applicant Property**"). Mr. Pollak resides at a neighboring property which is identified as tax parcel number 411-32-029A (the "**Pollak Property**"). The Pollak Property is adjacent to, and situated directly east of, the Applicant Property. Due to a recent change in circumstances affecting our client, we write to reinstate the objections previously lodged through letter dated June 2, 2016. These objections include, but are not limited to:

1. The Applicant has done nothing to address any noise concerns.
2. The Applicant has committed to no firm course of action regarding dust mitigation that will cause nuisance to all neighboring properties.
3. The Applicant's request will constitute a nuisance, as defined in the Restatement, "nontrespassory invasion of another's interest in the private use and enjoyment of land." Restatement (Second) of Torts § 821; *see also Armory Park v. Episcopal Cmty. Services*, 148 Ariz. 1, 712 P.2d 914 (1985). Further, liability is imposed if "conduct unreasonably interferes with the use and enjoyment of property, causing significant harm." Restatement (Second) of Torts § 822 (1979); *see also Spur Indus., Inc. v. Del E. Webb Dev. Co.*, 108 Ariz. 178, 183, 494 P.2d 700, 705 (1972). The buzzing of airplanes and altitude of airplanes will cause an unreasonable interference with Mr. Pollak's use and enjoyment of the Pollak Property.
4. The Applicant still has not addressed the utilization of an airstrip and hangar for commercial business purposes and is still inconsistent with an agricultural, equestrian, and rural lifestyle, identified by the comprehensive plan.
5. The Applicant indicates that the impact on additional traffic will be minimal. However, he does not provide a vehicular traffic study, nor any real road maintenance or upgrade plan.



COMBS GOTTLIEB & MACQUEEN, P.C.

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

Attn: Dedrick Denton

September 6, 2016

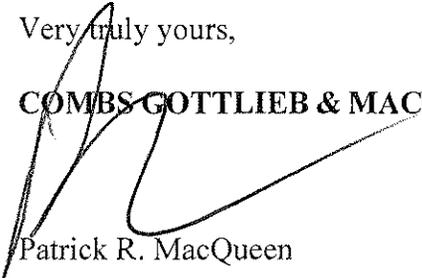
Page 2

6. Additionally, pursuant to his Requests, the Applicant notes that he has an aircraft leasing and maintenance business and will operate a large aircraft hangar. Clients and prospective clients will undoubtedly increase the vehicular traffic in the area, as his stated goal is to create a business. The proposed airstrip will increase air traffic from zero to nearly 50-plus takeoffs and landings per month which is inconsistent with personal and non commercial use.
7. The "GR" zone does not provide for an aircraft leasing business and the Applicant has submitted neither a request for a variance nor a request to re-zone the Applicant Property to allow for this use.
8. The Applicant was unwilling to institute the terms of the agreement the Applicant himself proposed, restricting conveyance of rights to the use of the airstrip upon further division of the property. Please see attached email correspondence starting in August.

In short, Mr. Pollak respectfully requests the denial of the Requests. We also understand that a number of other neighbors will be lodging additional objections. Should you have any further questions, please feel free to contact the undersigned. We look forward to seeing you on September 21, 2016.

Very truly yours,

COMBS GOTTLIEB & MACQUEEN, P.C.


Patrick R. MacQueen

PRM:ka

cc: Aaron Pollak (*via email*)

Dedrick Denton

From: Daren Longfellow <longfellowfarm@yahoo.com>
Sent: Tuesday, September 06, 2016 2:57 PM
To: Dedrick Denton
Subject: Mike Passarelli

Hi Mr. Denton

I own a property near the property purchased by Mike Passarelli and manage the horse operations on the Land Farm, directly adjacent. I am very concerned by the proposal made by Mike Passarelli. His description to us outside of the zoning meetings and his proposal seems to be very inconsistent. I have been kept informed of the negotiations to work with one of the neighbors to address concerns and was very disappointed to learn that he was unwilling to honor the terms of an agreement that they came to before the last zoning meeting. We are all very horse focused out at the farm and Mike has done nothing to address our concerns of noise, dust, growth, trap

I would like to voice my objections by this written letter as well as in person at the next meeting. The objections are consistent with those outlined by Aaron Pollak, Pam & Butch Watson, and Marty & Merel Greany. We are all very concerned that Mr. Passarelli is not being honest or neighborly with his intentions.

I can drop off a signed letter tomorrow if this email is not enough. Thank you very much for your help and let me know if you need more from me than this email.

Sincerely,

From: Christa Ferrari <christa@venture.co>
To: jswartz6 <jswartz6@aol.com>
Cc: Aaron Pollak <aaron@venture.co>
Subject: Objection to Mike Passarelli's request
Date: Tue, Sep 6, 2016 11:16 am

The following letter is on behalf of Aaron Pollak:

Dear Mr. Denton:

We have been informed about a proposed non-major comprehensive plan amendment and special use permits submitted by Mike Passarelli, who owns neighboring property. We object to his requests and wish to be heard. Our objections are consistent with those outlined in the letter to you from Combs Gottlieb & MacQueen P.C., dated June 2, 2016 and September 2nd, 2016. We will not be able to attend the meeting on September 21, 2016 but are happy to speak with you in the meantime via telephone.

Thank you,

Aaron Pollak

802-238-6023

—
Christa Ferrari
Chief of Solutions



159 Bank Street, Suite 202
Burlington, VT 05401
www.venture.co

A handwritten signature in black ink, appearing to read "Matt Mackinnon".

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Dedrick Denton

From: Pam Watson <pamwatson711@gmail.com>
Sent: Tuesday, September 06, 2016 10:46 AM
To: Dedrick Denton
Subject: Mike Passarelli

Dear Mr. Denton,

I own 2 small parcels of property near the property purchased by Mike Passarelli. I reside on this property 5 or 6 months out of the year. I am very concerned by the shifting statements made by Mr Passarelli and the multitude of changing proposed uses of his property.

I would like to voice my objections, along with Aaron Pollack. These objections are outlined in the letters from his attorney Combs Gottlieb and MacQueen P.C. dated June 2, 2016 and Sept 2, 2016. I am not traveling to AZ until Oct, so I won't be able to attend the meeting on Sept 21 but I would like my objections along with my husbands to be noted.

If this email does not suffice please let me know what you need from me. I could print a signed letter and fax it to you and follow with a signed original by mail if necessary. I am very concerned that I have a neighbor who has been nothing but deceptive in his intentions and down right hostile when his lies have been exposed. I am appealing to your integrity and good judgement in helping to resolve these matters.

Thank you very much for your help and let me know if you need more from me than this email.

Sincerely,

Randolph Y Watson III
Pamela A Cravens-Watson
4450 E Greene Reservoir Road
Eloy, AZ 85131
509-486-2843

50 Warren Road
Tonasket, WA 98855



PINAL COUNTY
wide open opportunity

Greg Stanley
County Manager

MEETING DATE: August 18, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-001-16 & SUP-002-16 (Passarelli Farms Airstrip)**

CASE COORDINATOR: Dedrick Denton

Executive Summary:

This is Non-Major Comprehensive Plan Amendment from Very Low Density Residential to Secondary Airport and a Special Use Permit for the operation of a private airstrip on 118.7±.

If This Request is Approved:

This Non-Major Comprehensive Plan Amendment and Special Use Permit would allow the property owner to operate a private airstrip for business use in the Eloy area.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request with the attached stipulations.

LEGAL DESCRIPTION: A 118.7± acre parcel situated in a portion of the N½ of Section 21, T9S, R8E, G&SRB&M (legal on file).

TAX PARCELS: 411-32-025, 026, and 028

LANDOWNER/APPLICANT: Mike Passarelli

REQUESTED ACTION & PURPOSE: Mike Passarelli, landowner/applicant, requesting approval of a Non-Major Comprehensive Plan Amendment and Special Use Permit to operate a private airstrip for business use only.

LOCATION: Located adjacent to the south side of Ellis Road, 2 miles west of Picacho Highway in the Eloy area.

SIZE: 118.7± acres.

COMPREHENSIVE PLAN: The site is designated as Very Low Density Residential. The surrounding properties are designated Very Low Density Residential. The proposed use is not in conformance with the Comprehensive Plan.

EXISTING ZONING AND LAND USE: The subject property is zoned GR and is currently vacant.

SURROUNDING ZONING AND LAND USE:

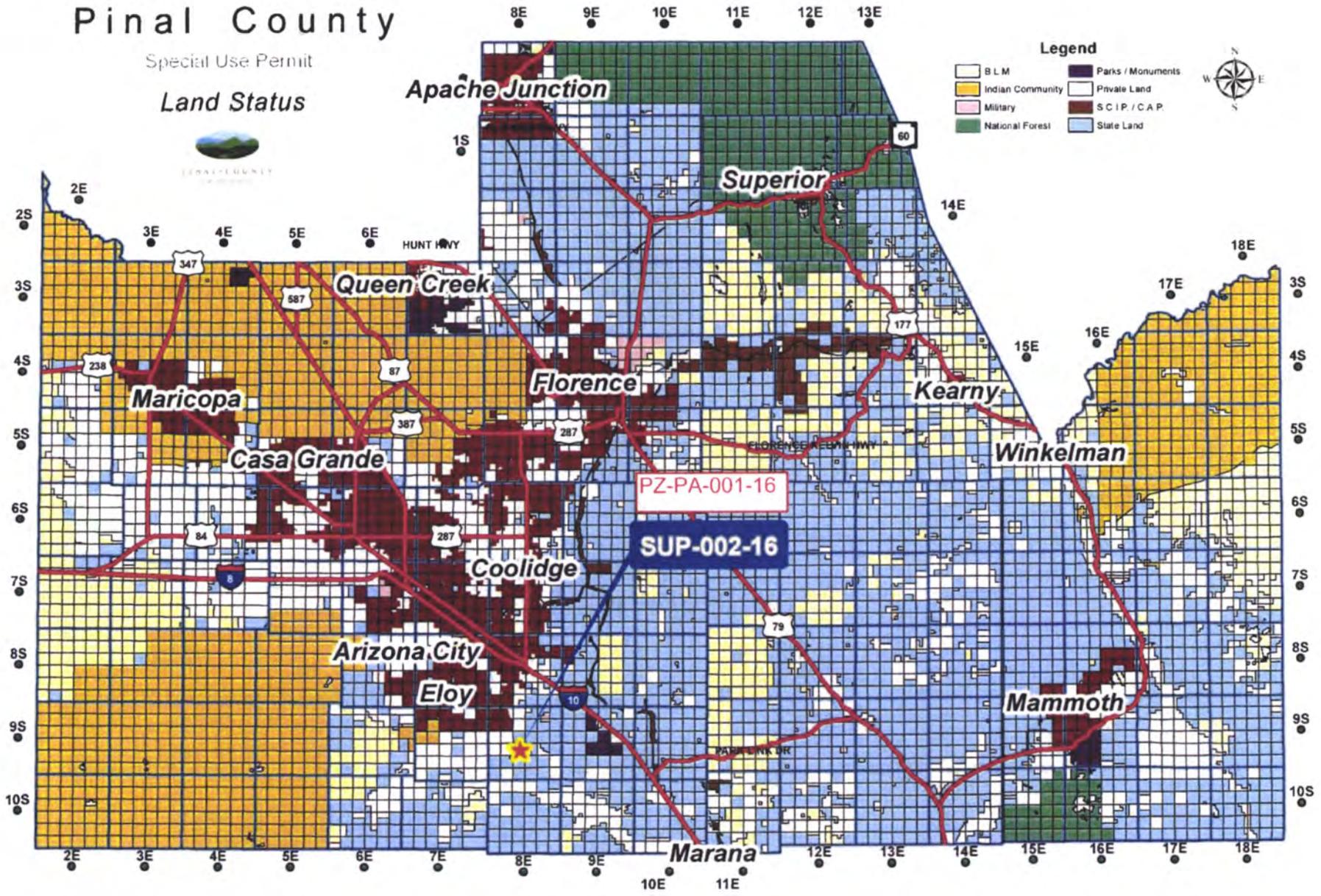
- North: GR – Vacant (Grazing)
- East: GR – Vacant
- South: GR - Agriculture

COMMUNITY DEVELOPMENT
PLANNING DIVISION

Pinal County

Special Use Permit

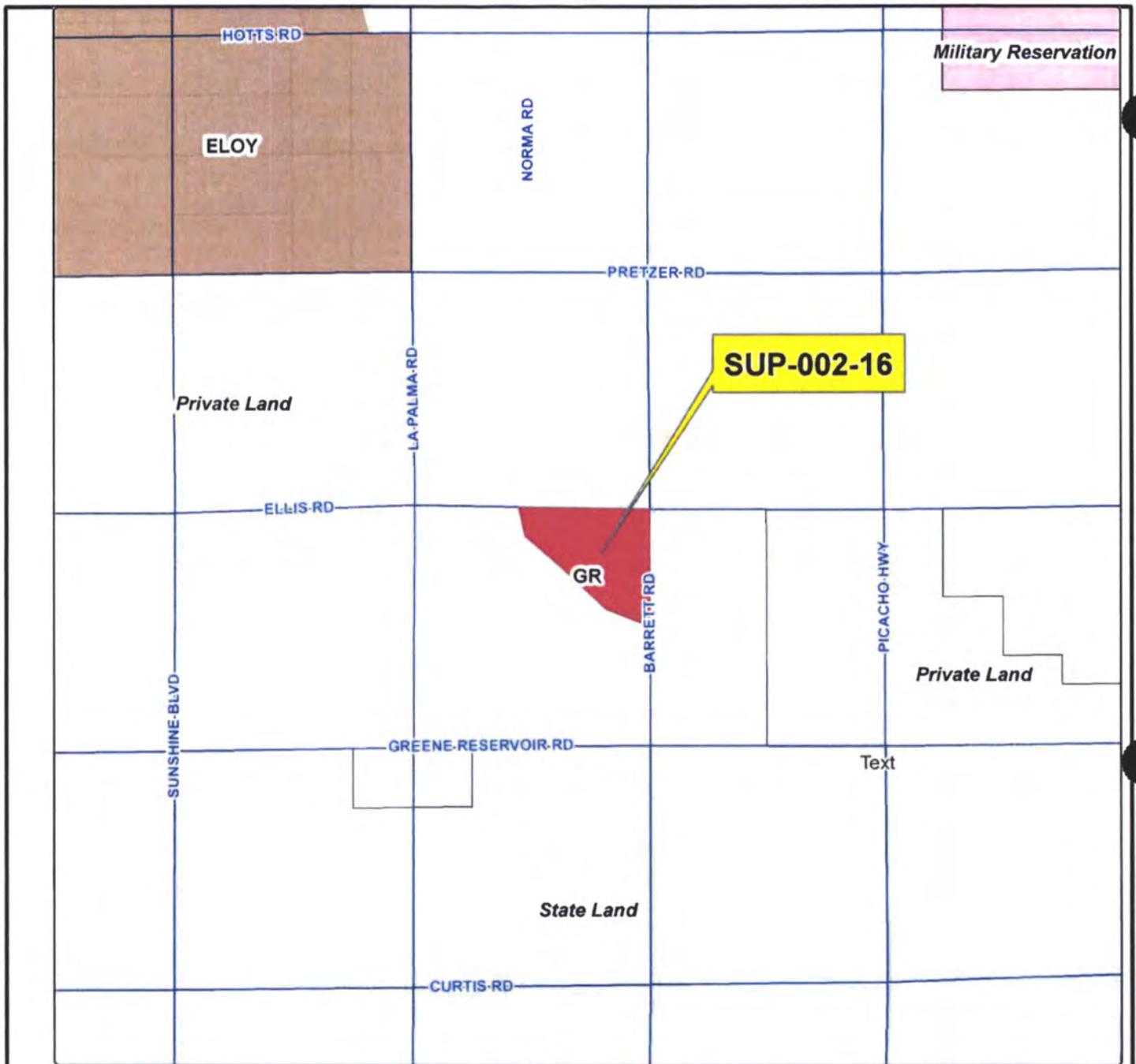
Land Status



Legend

- BLM
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P./C.A.P.
- Slate Land





Special Use Permit

Community Development



PINAL • COUNTY
Wide open opportunity

Mike Passarelli

Legal Description:
Situated in a portion of the Section 21, T09S, R08E, Q4SR06M, Parcels 411-22-025
026 028 (page on file) (located approximately one mile southeast of the City of Eloy)

T09S-R08E Sec 21



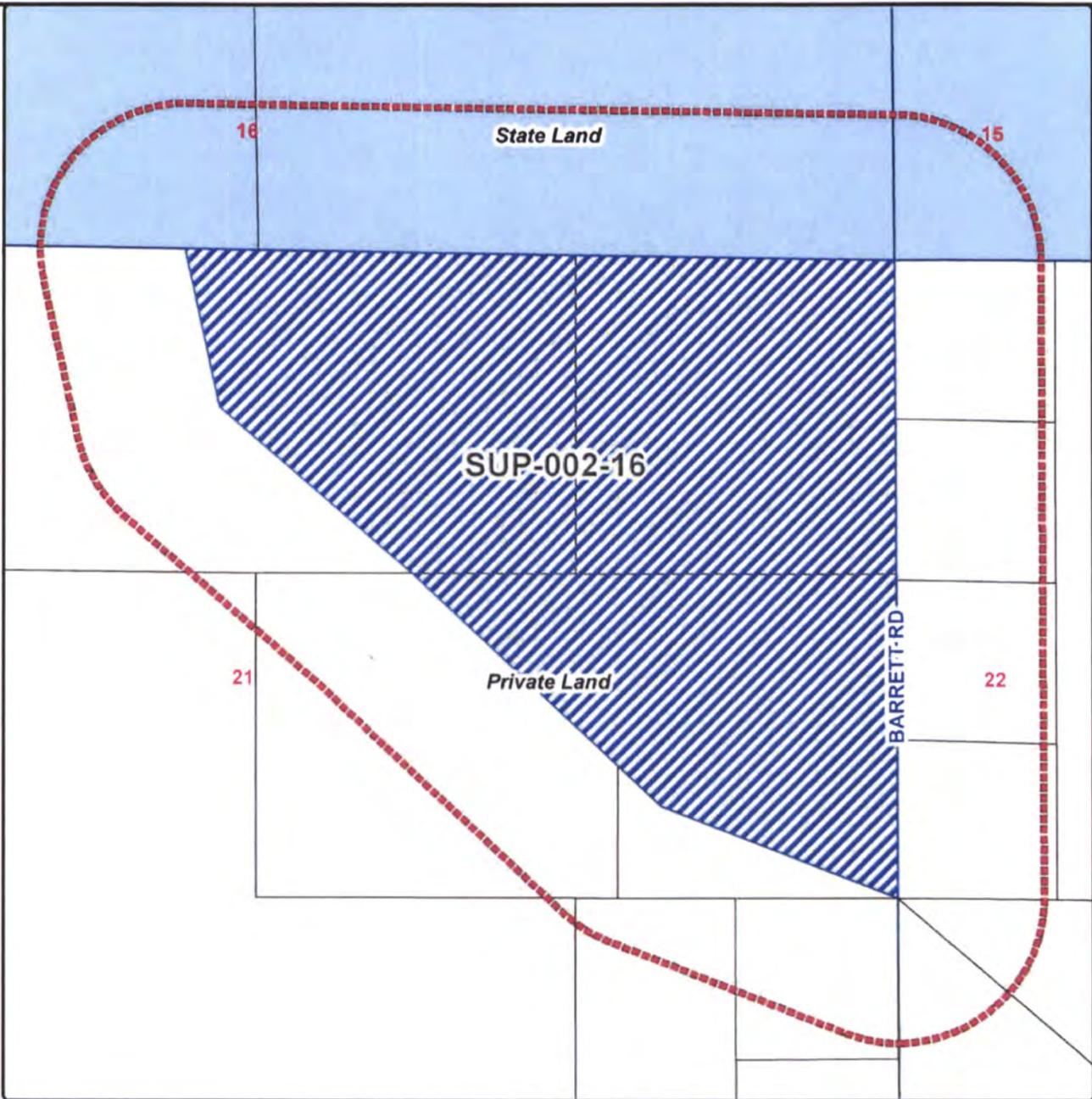
Mike Passarelli

Sheet No
1 of 1

Drawn By: GREGORY LUT
Date: 4/17/2016

Scale: 21
Project: 09S
Range: 08E

Case Number: SUP-002-16



Special Use Permit

SUP-002-16 – PUBLIC HEARING/ACTION: Mike Passarelli, landowner, requesting approval of a Special Use Permit to operate a private airstrip on a 37± acre parcel in the General Rural Zone; situated in a portion of the N½ of Section 21, T9S, R8E G&SRB&M, tax parcels 411-32-025, 026, & 028 (legal on file) (located approximately one mile southeast of the City of Eloy).

Current Zoning: GR
 Request Zoning: Special Use Permit
 Current Land Use: VLDR

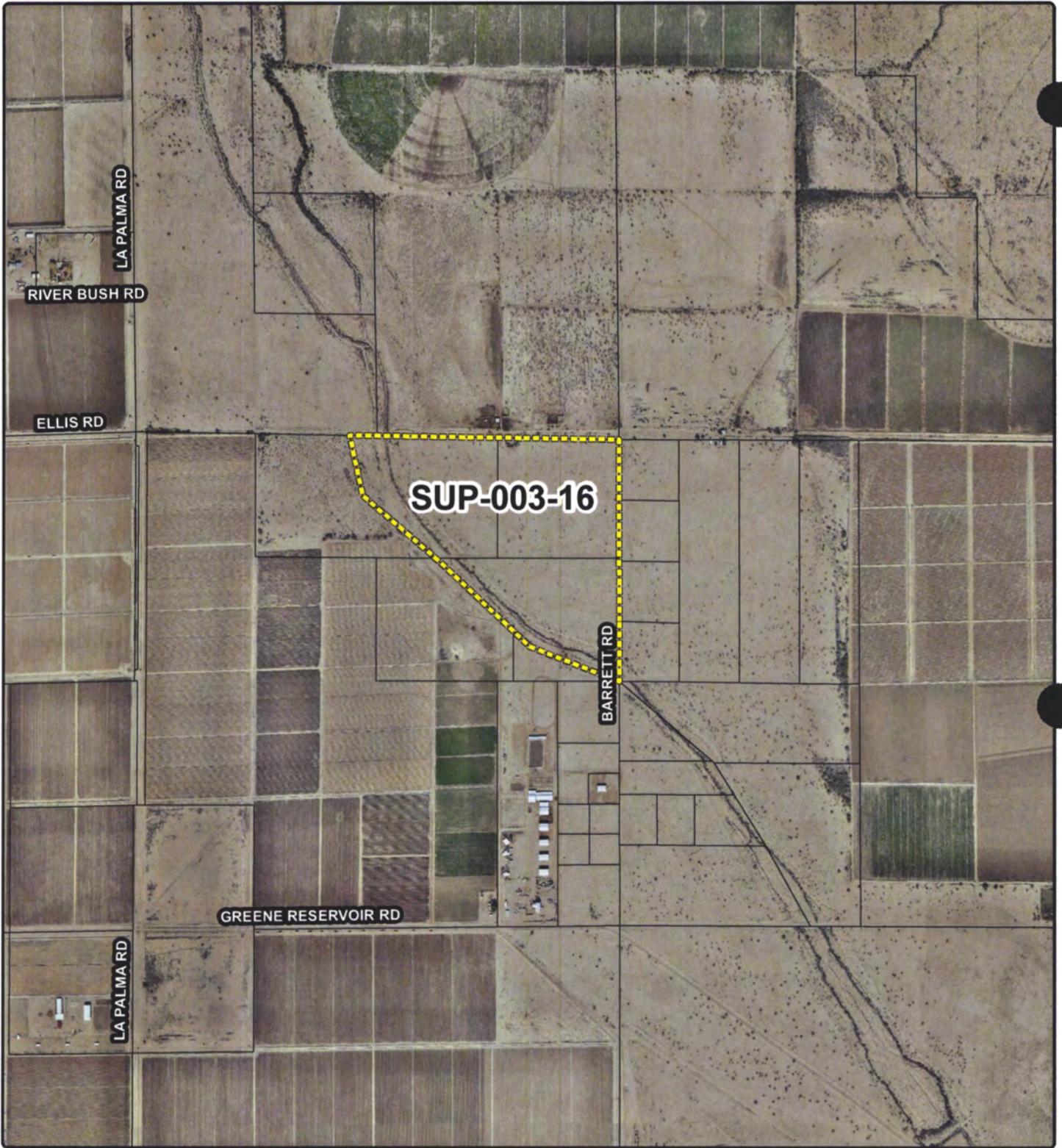


Legal Description:
 T09S-R08E Sec 21



1 of 1

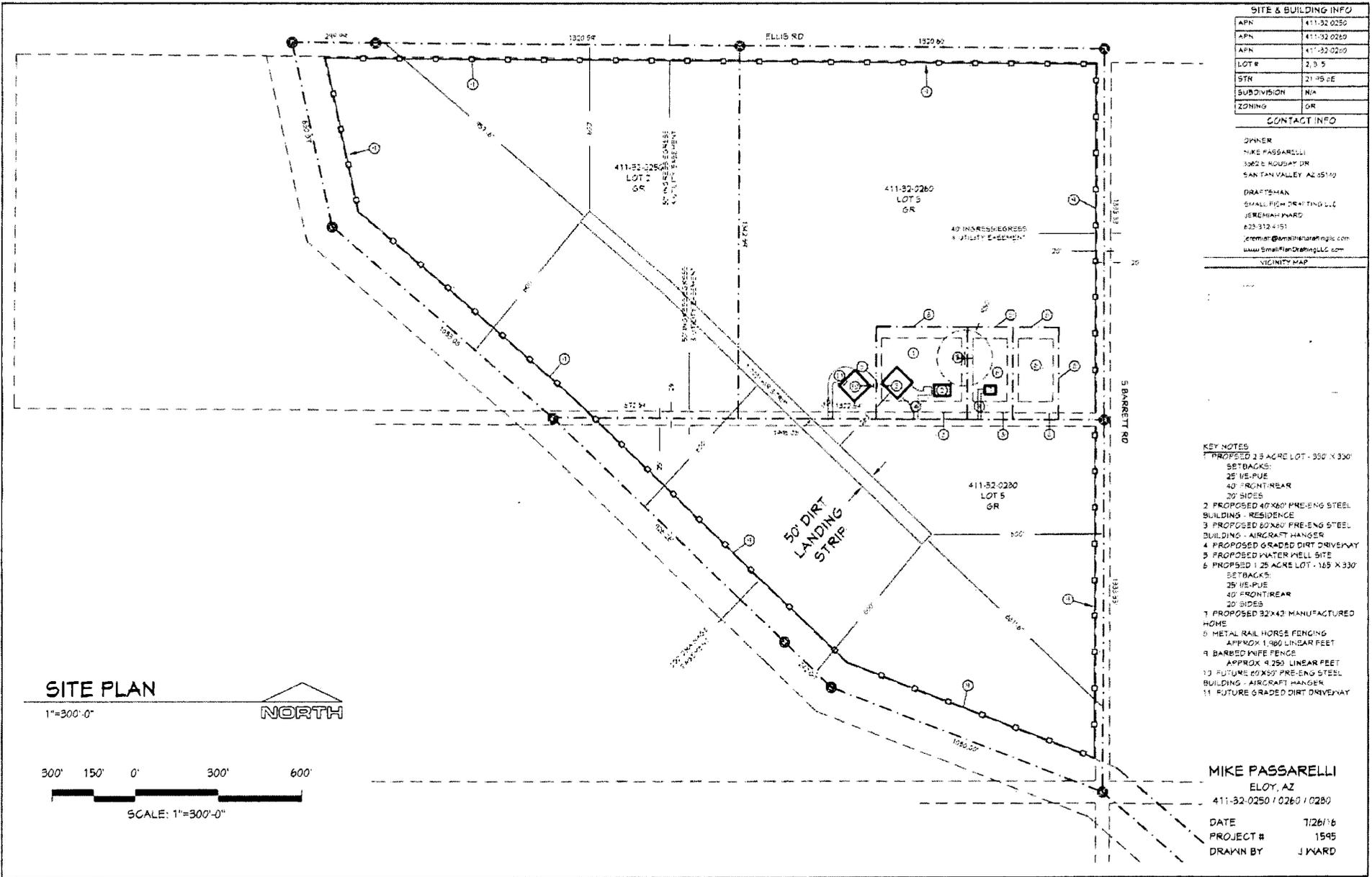
Owner/Applicant: Mike Passarelli		
Drawn By: OS / ST / LUT	Date: 02/25/14	
Section: 21	Township: 09S	Range: 08E
Case Number: SUP-002-16		



Special Use Permit



SUP-002-16



SITE & BUILDING INFO	
APN	411-82-0250
APN	411-82-0260
APN	411-82-0280
LOT #	2, 3, 5
STN	21-95-0E
SUBDIVISION	N/A
ZONING	GR

CONTACT INFO

OWNER
MIKE PASSARELLI
1362 S ROUSAY DR
SAN TAN VALLEY AZ 85140

DRAFTSMAN
SMALL FIRM DRAFTING LLC
JEREMIAH KWARD
425-312-4151
jeremiat@smallfirmdrafting.com
www.SmallFirmDrafting.com

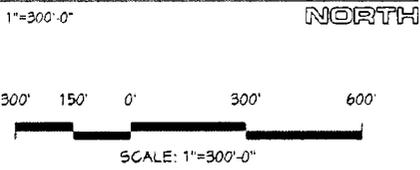
VICINITY MAP

- KEY NOTES**
- PROPOSED 2.3 ACRE LOT - 350' X 330'
 - SETBACKS:
25' VE-PUE
40' FRONT-REAR
20' SIDES
 - PROPOSED 40'X60' PRE-ENG STEEL BUILDING - RESIDENCE
 - PROPOSED 60'X60' PRE-ENG STEEL BUILDING - AIRCRAFT HANGER
 - PROPOSED GRADED DIRT DRIVEWAY
 - PROPOSED WATER WELL SITE
 - PROPOSED 1.25 ACRE LOT - 165' X 330'
 - SETBACKS:
25' VE-PUE
40' FRONT-REAR
20' SIDES
 - PROPOSED 32'X42' MANUFACTURED HOME
 - METAL RAIL HORSE FENCING
APPROX 1,900 LINEAR FEET
 - BARBED WIRE FENCE
APPROX 4,250 LINEAR FEET
 - FUTURE 60'X50' PRE-ENG STEEL BUILDING - AIRCRAFT HANGER
 - FUTURE GRADED DIRT DRIVEWAY

MIKE PASSARELLI
ELOY, AZ
411-82-0250 / 0260 / 0280

DATE 7/26/16
PROJECT # 1595
DRAWN BY J KWARD

SITE PLAN



West: GR – Vacant

FINDINGS:

Site data:

Flood zone: "x" an area that is determined to be outside the 100 year floodplain.
Access: The site is accessed from Phillips Road and Rolls Road.

PUBLIC PARTICIPATION:

Neighborhood Meeting:	February 26, 2016
Neighborhood and agency mail out:	March 13, 2016
Newspaper Advertising:	Week of May 9, 2016
Site posting: Applicant:	May 14, 2016
Site posting: County:	May 17, 2016

HISTORY: The subject property is zoned GR and is vacant.

ANALYSIS: The applicant is requesting a Non-major Comprehensive Plan Amendment and Special Use Permit to allow for the operation of a private airstrip for business use. This project is located southeast of the City of Eloy. The site is accessible from Picacho Highway which connects to Interstate 10. To access the site from Picacho Highway, you can travel west on the Ellis Road alignment for approximately one mile. The site is located on the south side of Ellis Road.

In general, the site is relatively flat with a wash running along the western boundary. The site is located in an agricultural area of the county that is sparsely populated. Adjacent to the northern boundary is Arizona State Land. Visually, it seems that the property is being used as grazing. East of the property are some scattered mobile homes that lie adjacent to Ellis Road and southwest of the site is an active agricultural field.

The site is located within the Very Low Density Residential land use designation of the Pinal County Comprehensive Plan. This designation allows up to 1 dwelling unit per acre. The intent is to provide for a rural lifestyle as well as to develop within topographical constraints, such as hillsides, rivers and washes. The proposed use for the property does not comply with the current Comprehensive Plan designation. The applicant is requesting to change the Comprehensive Plan designation to Secondary Airport that allows a private airstrip as a use.

The county's Comprehensive Plan has two airport designations, Primary Airport and Secondary Airport. Primary Airport are those airports that have 10 or more based aircraft and have 2,000 or more annual aircraft operations. These airports offer future economic development opportunities as they grow and expand. Secondary Airport is an airport that does not qualify as a Primary Airport. These airports offer future economic development opportunities as they grow and expand. Below are some of the planning guidelines for aviation-based commerce centers:

- Providing adequate land area to support the use may be considered by examining two factors – what is needed for construction of facilities (including

runway protection zones) and what is needed to avoid encroachment of incompatible land uses within noise-impacted areas.

- Site preparation for development of airside and landside facilities should be considered. Key factors include topography, geology, ground access, land values and utility system availability.
- Regional weather characteristics can produce local variations depending upon terrain and other factors should be considered. Local conditions related to prevailing winds are needed to identify runway alignments. Higher temperatures, such as those experienced in the southwest, require longer runways.
- The airspace environmental factor deals with interactions with other existing airports, military training routes and special use airspace, and the ability of the Federal Aviation Administration (FAA) to develop a terminal airspace structure to support an airport, and establishment of navigational aids to guide arriving and departing aircraft. A large part of the County is overlain by Special Use Airspace (Restricted Areas and Military Operations Areas). A commercial airport must not be located within these areas.
- Federal Aviation Regulations (FAR) Part 77, Objects Affecting Navigable Airspace, should form the basis of an obstruction-free site. No man-made or natural object should penetrate any imaginary surfaces specified in FAR Part 77.
- A preliminary environmental screening should be conducted as part of the site selection process. The purpose is to eliminate areas with obvious environmental problems.
- Airport accessibility is an important consideration in how well an airport serves the public's air transportation needs. It is difficult to locate a site for a new airport that is convenient to all users, especially in a large metropolitan region. However, knowledge of existing and future community development patterns will provide some indication of the direction from population centers where the airport should be located. Convenience should be measured in travel time rather than distance.
- Airport development and expansion should address safety and compatibility with surrounding land uses.
- Adequate land to support commercial airport operations, development of aviation support facilities, and airport related business development should be considered.
- Adequate land to allow planes to taxi from adjacent industrial areas should be considered.
- Locate airports with the ability to expand or provide supportive land uses that have good transportation access and transit systems connections to minimize congestion in and around the airport.

The proposal is located within the City of Eloy municipal planning boundary. Staff sent the proposal to the city for review and comment. The city provided comments which are included within the correspondence section of this staff report.

To date, no letters in support and one letter in opposition have been received regarding the requested Special Use Permit.

The **Pinal County Community Development Department Engineering Division** provided comments which are included in the correspondence section of this staff report.

The **Pinal County Air Quality Control District** provided comments which are included within the correspondence section of this staff report.

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 these Non-Major Comprehensive Plan amendment and Special Use Permit under Planning Cases **PZ-PA-001-16** and **SUP-002-16**. Furthermore, the Commission must determine that this Non-Major Comprehensive Plan amendment and Special Use Permit 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.

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: The applicant, Mike Passarelli., has submitted the proper application and evidence sufficient to warrant a staff recommendation 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 a Non-Major Comprehensive Plan Amendment and Special Use Permit to operate a private airstrip for business use only.
2. To date, no letters in support and one letter in opposition have been received regarding the requested Special Use Permit.
3. The property has legal access.
4. Granting of a Non-Major Comprehensive Plan Amendment and Special Use Permit will require, after the time of zoning 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.

STAFF RECOMMENDATION:

After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), Staff recommends approval of this request.

However, in addition to staff recommendations, should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone 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-001-16** and **SUP-002-16** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find 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.

1. A Traffic Impact Analysis will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
2. a drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
3. the drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area;
4. all Federal, State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
5. the proposed airstrip shall not be for public use. Any change to this status, as defined by the Federal Aviation Administration and the Arizona Department of Transportation, will require a new Special Use Permit;
6. any change or expansion of use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.150.020 of the Development Services Code;
7. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
8. the applicant shall provide dust abatement on the runway and parking areas satisfactory to the Pinal County Air Quality Control District;
9. the runway shall be treated with a dust abatement product such as Gorilla -Snot.

10. applicant/owner shall attend a site plan pre-application meeting with staff. If staff determines that a formal site plan review is required, the applicant/owner shall receive site plan approval prior to operation in accordance with Chapter 2.200 of the Pinal County Development Services Code;
11. all proposed outdoor lighting must conform to the applicable requirements of the Pinal County Development Services Code;
12. the layout, design and set up and operation of the private airstrip shall be as shown and set forth on the applicant's submittal documents and development plan;
13. only single engine aircraft are permitted;
14. the number of flights shall not exceed 50 per month;
15. operation of the facility shall be limited to daylight hours;
16. commercial flights are prohibited and commercial operations are restricted to the maintenance of single engine aircraft;
17. no storage of aviation fuel onsite;
18. no more than nine aircrafts onsite.
19. no signs advertising the use are permitted;
20. all hazardous waste shall be disposal of by a professional environmental services company such as Safety-Kleen;
21. applicant/owner shall submit proof of waste disposal service contract at the site plan pre-application meeting;
22. the applicant shall keep the property free of trash, litter and debris;
23. the permit is set for annual review beginning June 16, 2016; and
24. violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Services Department.

Date Prepared: 6/9/2016
Revised: 8/9/2016

Passarelli Farms Private Airstrip



Pinal County

Special Use Permit Application

March 9 2016

Land Owner

Mike & Stacy Passarelli
3862 E. Rousay Dr
San Tan Valley, Az 85140
480-888-2177
Mepassar@yahoo.com

Purpose of Request

This application is submitted by the land owners Mike & Stacy Passarelli. The land owners purpose is to create a private airstrip for personal use. The airstrip will be used for landings, takeoffs, storage and maintaining of the Passarellis aircraft both personal and company owned. Air traffic will be light with less than 50 landings a month and the owners permission needed for use of the airstrip. The owners will be using the site for the homebase of their aircraft leasing business which will offer small single engine aircraft for lease to other aviation business through out the southwest. Number of aircraft at this time is one with plans to grow to 10 single engine aircraft over the next ten years. No commercial flights or customer interaction will be conducted out of the airstrip. The land owners will be residing on the property to ensure the airstrip is operated as outlined in this application. The land not used for the airstrip or residence will be used for some form of agriculture use.

Description of Proposal

a) Nature of Project

This request is for a Special Use Permit to allow the use of a private airstrip on 118.7 acres in southwestern Pinal County. Parcels 411-32-025, 411-32-026, 411-32-028

The site is located 9 miles south of I-10 on the southwest corner of Ellis and Barrett roads. The site consist of 3 parcels consisting of 118.7 acres. The vacant land is relativity flat desert with scrub vegetation. To the north vacant desert land used for cattle grazing, the south has Lands Farms and a few small parcels with winter residence 4-6 months out of the year. The remaining surrounding land is vacant or farm land.

b) Purposed Land Use

Minimal site development is proposed for the 118.7 acre site. Entry will be from 1-10 south by either Sunshine or Picacho roads, then to Barrett rd via Ellis or Greene Reservoir Roads. Neither Ellis or Barrett roads along the described property are maintained by the county and are considered private property. Greene Reservoir, Barrett and Ellis roads are dirt at this time.

Development will include a 50' x 1700' dirt airstrip in conformance with 600' setback from all property lines. The airstrip will run from the southeast to northwest of the property and to the east of the Santa Cruz Wash. The area of the airstrip will have minimal site development with basically the desert brush cleared, the dirt compacted and grass grown. The airstrip will not impede the wash. If needed dust will be maintained by a light sprinkle of water before use.

Lot 3 parcel 411-32-026 will have a minor land division done that will split out some smaller acre lots at the south end of the parcel for residential homes and aircraft storage. The proposed acre and quarter lots measuring 165'x 330' will have manufactured or site built homes placed for family residential use and the two and half acre lot measuring 330'x 330' will be used for a 80'x 80' hangar and then custom built home. The aircraft hangar will be used for storage and maintenance of owned aircraft, with normal maintenance supplies stored inside. A second 80'x 80' hangar is proposed on the site for future development if needed. (note the location of the second hangar may be adjusted for county site plane requirements, it is depicted on the current site plan to show possible future hangar) No aircraft fuel will be sold or stored at the facility. The airstrip will have no regular scheduled flights and comply with the Federal Aviation requirements (FAR's) in accordance to the Federal Aviation Administration. (FAA) The residence buildings will be used as a normal lifestyle permits.

The remainder of the 118.7 acres not used for the airstrip or residential will be fenced and used for future agriculture use.

Available power is along both Ellis and Barrett roads. A septic system will need to be installed for each residence along with an exempt general purpose well that will be shared between all parcels.

See site plan attached

c) Conformance to adopted Comprehensive Plan

Passarelli Farms Private Airstrip request for a Special Use Permit supports the Pinal County Comprehensive Plan Vision. The owners recognize the importance of the region's strategic location between Phoenix and Tucson Metropolitan areas and its relationship to the overall well-being of the State of Arizona. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique and allows new opportunity for all.

Part 1 – Vision Components

- **Sense of community:** The State of Arizona and Pinal County have a long history of supporting the needs of aviation. The year round climate is ideal for flying and maintaining small general aviation aircraft.
- **Mobility and connectivity:** Although the site has a remote location there is ease of access off I-10 via Sunshine or Picacho roads.
- **Economic sustainability:** Property taxes, Electric bills, sales tax, Ect will all support Pinal county Economic sustainability.

- **Open Place and spaces:** The site plan will be sensitive to the desert environment preserving wash and vegetation along with the open space character.
- **Environmental Stewardship:** The runway, hangar and residence will have minimal site impact on the total amount of property less the 10% of the total property. All activities will comply with environmental friendly guidelines.
- **Healthy Happy residence:** By being courteous to the neighbors and maintaining a clean environment.
- **Quality Education Opportunities:** No training proposed at this site.

Part 2 – Key Concepts

- **Consistency with the Land Use designations:** The low profile airstrip will be located away from activity centers and major employment areas, this eliminates any negative impact on future commercial and employment areas.
- **Consistency with the Planning Guidelines described in the Land Use element**
 - ✓ The land uses is compatible with the surrounding areas of mostly vacant or agriculture use.
 - ✓ The site is sufficient in size to provide addicuite buffers to neighboring properties.
 - ✓ Site development is an improvement over vacant land.
 - ✓ No noise sensitive development or activity in the area.
- **Quality Employment Opportunities County-wide:** The proposed site is not projected to create any new jobs, but the aircraft could

be leased to other aviation companies located within in Pinal county supporting jobs through out the county.

- Viable Agricultural, Equestrian and Rural Lifestyle: The airstrip uses around 2 acres of the total 118.7 acres of the site, adding the hangar and homes still leaves over 90 percent of the site available for agriculture use which supports the continuation of a rural lifestyle and agriculture use in the area as compatible land use.
- System of Connected Trails and Preservation of Open Space: Site will not impact any proposed trails, regional parks or open spaces as designated by the Pinal county open Spaces and Trails Plan.
- Natural and Cultural Resource Conservation: The site is not in a designated Cultural Habitat Area or a Cultural Resource Area as designated in the Pinal county Open Spaces and Trails Plan. It is designated low-density area for birds, Reptiles and mammals, and is not in a desert tortoise habitat area.
- ● Water Resources, Public Facilities/Services and Infrastructure Support
 - ✓ Water: Private well
 - ✓ Sewer: Private septic system
 - ✓ Electric: Eloy District 4 or 5
 - ✓ Public Safety: Pinal County Sheriffs office
 - ✓ Medical & Fire: Eloy Fire department

d) Special Circumstance

Special circumstance or conditions applicable to the location of the property which would make the proposed special use appropriate on this property, though not in the zoning district at large.

The site is ideally located for a private airstrip. The site is 9 miles south of I-10 between Sunshine and Picacho roads. The regional area is undeveloped with only a few scattered home sites in the area and none

immediately adjacent to the site. The site itself is mostly flat with minimal desert scrub plant material on the site.

e) Impact On

1. Traffic – Additional traffic will be for owner residential traffic and be very minimal to the area. The proposed flight path is to the east of the runway which at this time is vacant and rural farm land.
2. Nearby properties – The surrounding properties are vacant undisturbed desert or agriculture land with a few homes sites south of the property.
3. Health and safety of persons residing or working in the area – As the area is very sparsely populated with no major employers within a few miles of the site there will be no impact to the health or safety of persons in the area.

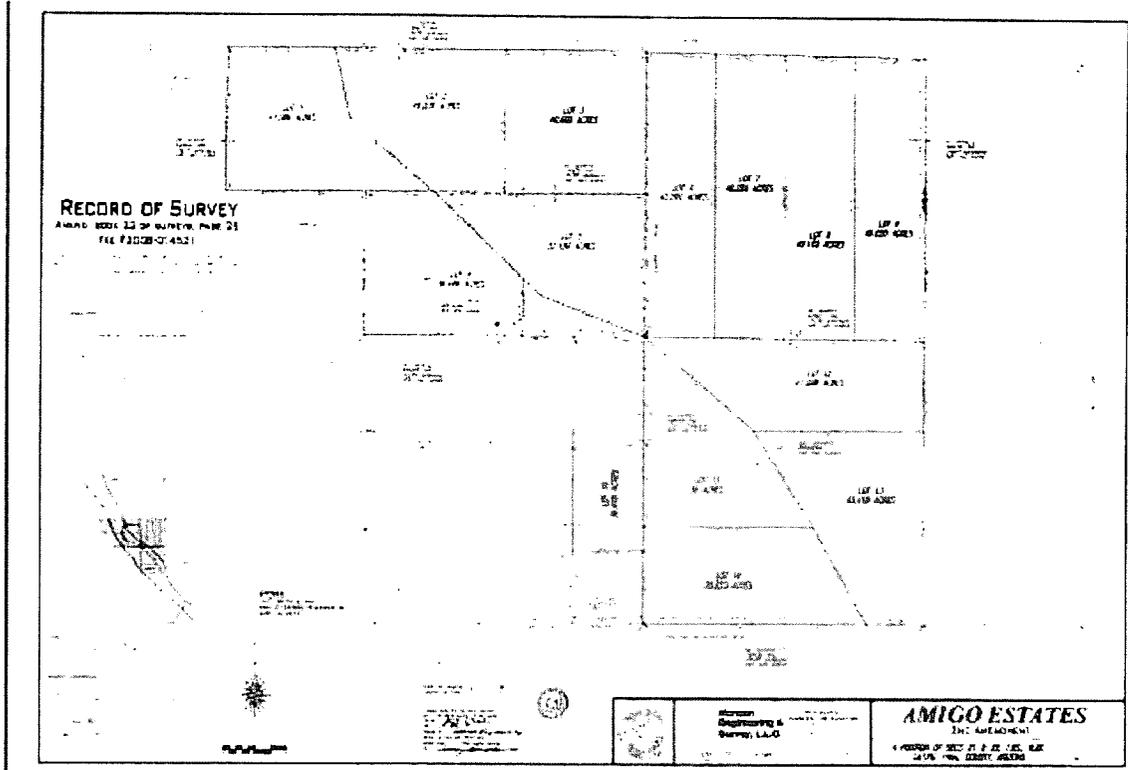
Location & Accessibility

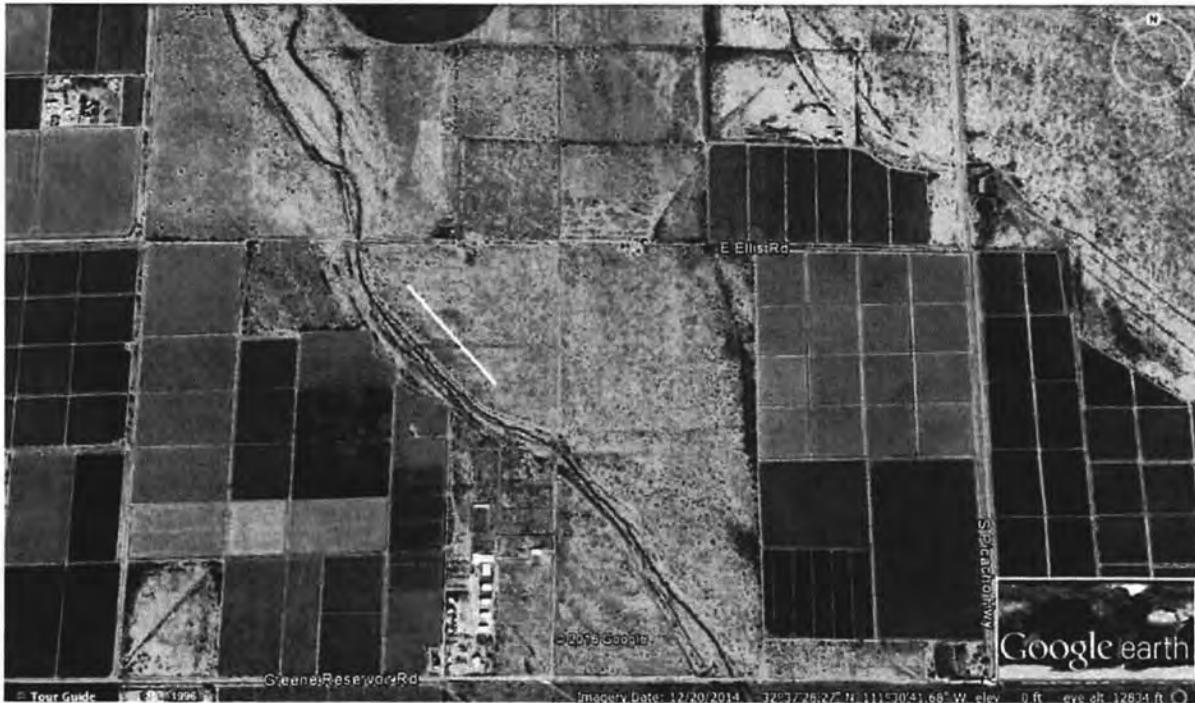
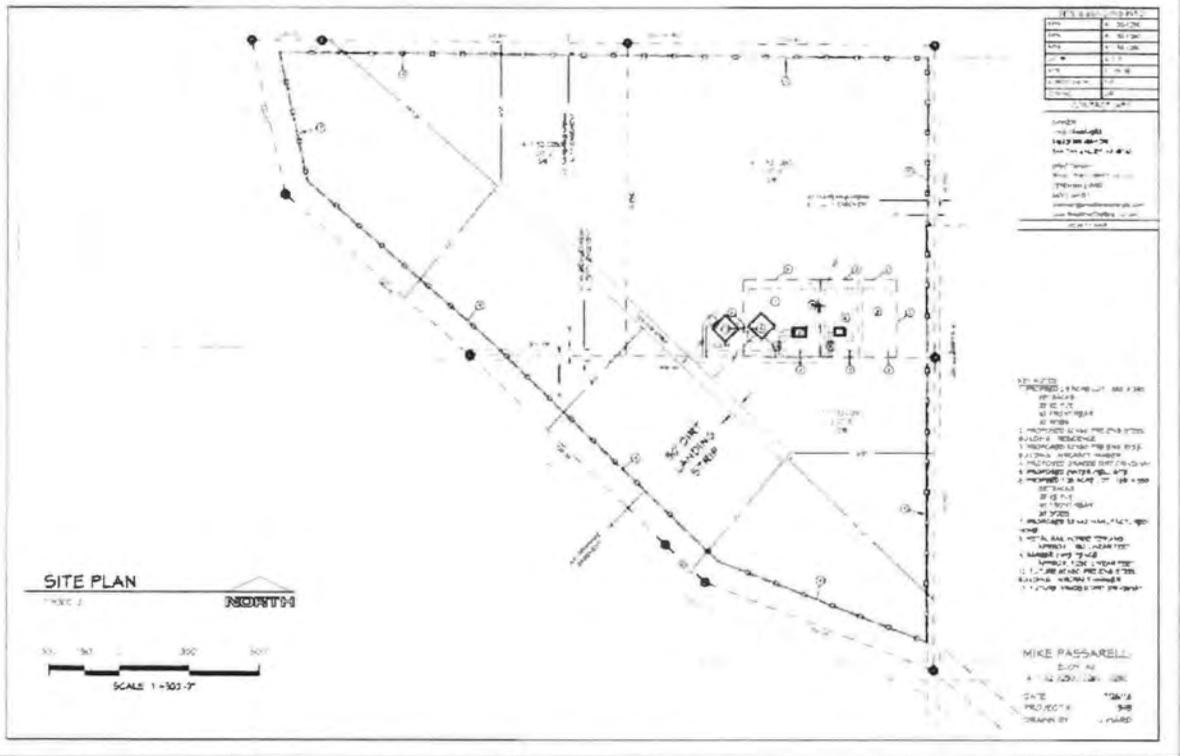
The site is located 9 miles south of I-10 on the southwest corner of Ellis and Barrett roads. Entry will be from I-10 south by either Sunshine or Picacho roads, then to Barrett rd via Ellis or Greene Reservoir roads. Neither Ellis or Barrett roads along the described property are maintained by the county and are considered private property. Dirt road access to the site will need maintained by the property owners.

Neighborhood Meeting

A Neighborhood meeting was held on Friday February 26, 2016 at 5PM out at the property. The Notice of Neighborhood Meeting, list of property owners notified, Sign in sheet and minutes of the meeting are included in the appendix. No objections to the airstrip have been received.

Appendix





RE: Passarelli Farms Airstrip

Evan Balmer <Evan.Balmer@pinalcountyaz.gov>

Mike,

I have not heard back from Ken indicating that he has any concerns with the proposal. You can submit your formal applications for the SUP and non-major Comprehensive Plan amendment with your letter from the FAA and provide the CAG and ADOT letters at the time of site plan review.

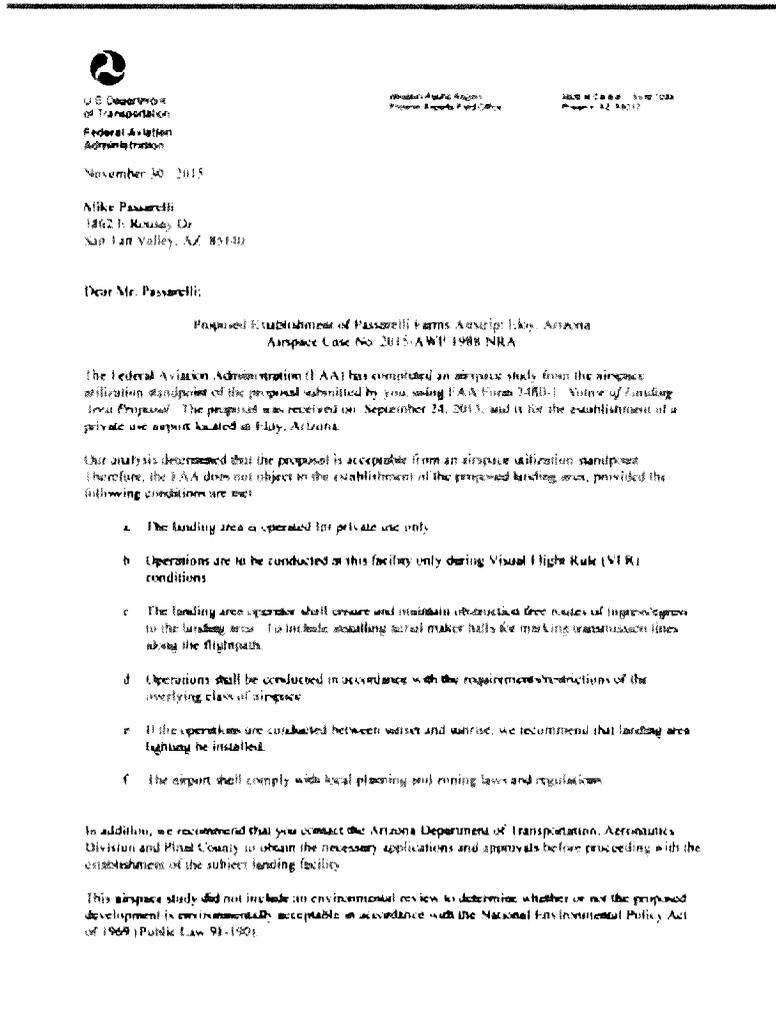
The next step will be to hold a neighborhood meeting according to the requirements listed in the application checklist (hold the meeting between 5:00 and 9:00 PM within 5 miles of the site, etc.). The buffer tool in GIS can be a bit tricky – I attached a step by step guide our GIS department put together which shows how to generate the mailing labels. The example in the attachment shows a 300' buffer - be sure to switch that to 1200' prior to clicking on your parcel.

Be sure to include the list of property owners the notices go out to as well as a copy of the letter sent in your formal application packet. At your meeting please provide a sign-in sheet and take summary meeting minutes, these will also be included in your application packet.

If you have questions, give me a call.

Thanks,

Evan Balmer
Director



This determination does not mean FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.

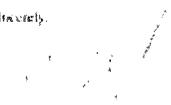
In making this determination, the FAA has considered matters such as the effect the proposal would have on existing or planned traffic patterns of neighboring airports, the effect it would have on the existing airspace structure and projected programs of the FAA, the effects it would have on the safety of persons and property on the ground, and the effects that existing or proposed manmade objects (on file with the FAA) and known natural objects within the affected area would have on the airport proposal. Also, this determination in no way preempts or waives any ordinances, laws, or regulations of any other government body or agency.

Enclosed is Airport Master Record, FAA Form 5010-5. Within 30 days after the landing area becomes operational, we would appreciate you completing this form, signing, dating and returning it to this office, so your facility can be included in the FAA Airport Data System. This form is also available at www.faa.gov/forms.

This determination expires on September 30, 2016, unless it is otherwise extended, revised, or terminated, or the facility is constructed before that date. An extension may be requested through our office, if necessary, up to 15 days prior to this expiration date.

If you have any questions, please contact Kyle Erhard, Airport Planner, at (602) 374-3023.

Sincerely,



Kyle Erhard
Airport Planner
Phoenix Airports District Office

Enclosures: FAA Form 5010-5

Notice of Neighborhood Meeting

February 11, 2016

Dear Neighbor:

You are cordially invited to a neighborhood meeting regarding a proposed Special Use Permit (SUP) application in your area. The property is approximately 118.7 acres and is located 8 miles south of I-10 on the south east corner of Barrett and Ellis Roads in Pinal County, Arizona. The site includes parcels: 411-32-025, 411-32-026, 411-32-028 see attached exhibit.

You are being invited because you own property or are an Association within 1200 feet of the site.

Our Special Use Permit application is for approval to develop a 1800' private dirt airstrip, airplane hangar(s), personal family residence.

The zoning is General Rural (GR). A zoning change is not requested.

A neighborhood meeting will be held at the time and place listed below to discuss the proposed Special Use Permit and answer any questions you may have. As we proceed forward with our application, there will be future public hearings before the Pinal County Planning and Zoning Commission and the Board of Supervisors, and you will be notified of those hearings.

If you have questions regarding the request, please contact:

Mike Passarelli,
Passarelli Farms Airstrip,
480-888-2177
Mepassar@yahoo.com

Friday February 27 2016

5PM

**Meeting will be at the property along
Barrett Rd,**

See red Dot on site plan.

Notice of Neighborhood Meeting 2nd Notice Corrected Date

February 16, 2016

Dear Neighbor:

You are cordially invited to a neighborhood meeting regarding a proposed Special Use Permit (SUP) application in your area. The property is approximately 118.7 acres and is located 8 miles south of I-10 on the south east corner of Barrett and Ellis Roads in Pinal County, Arizona. The site includes parcels: 411-32-025, 411-32-026, 411-32-028 see attached exhibit.

You are being invited because you own property or are an Association within 1200 feet of the site.

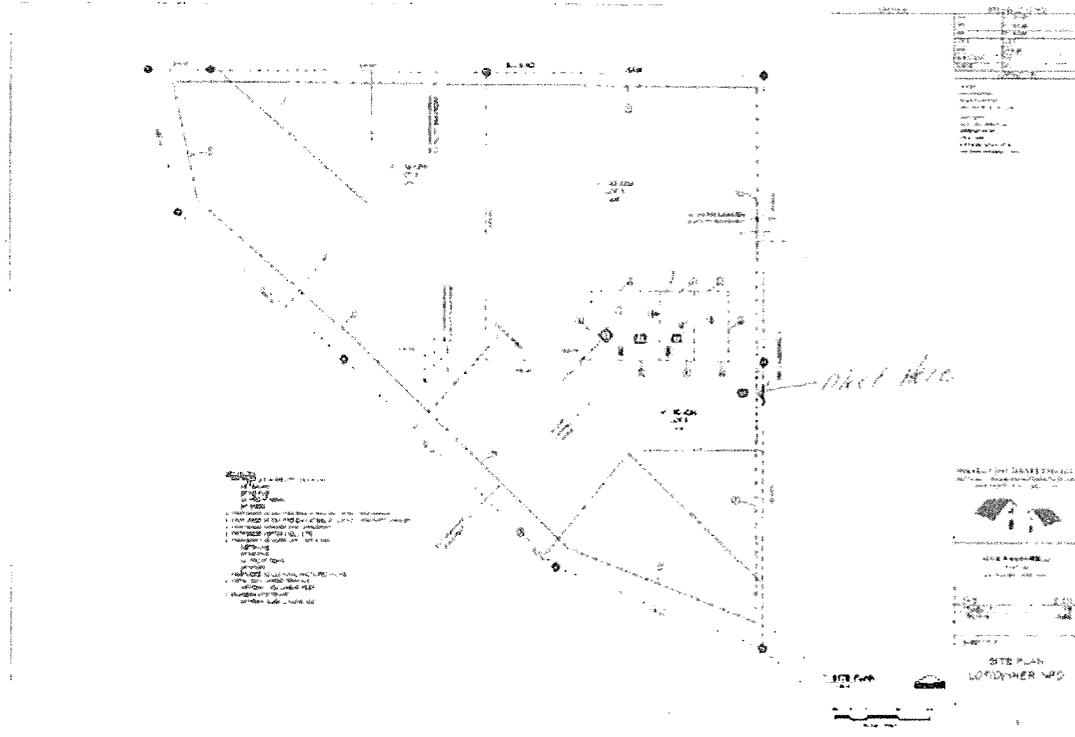
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The zoning is General Rural (GR). A zoning change is not requested.

A neighborhood meeting will be held at the time and place listed below to discuss the proposed Special Use Permit and answer any questions you may have. As we proceed forward with our application, there will be future public hearings before the Pinal County Planning and Zoning Commission and the Board of Supervisors, and you will be notified of those hearings.

If you have questions regarding the request, please contact:

Mike Passarelli
Passarelli Farms Airstrip
480-888-2177
Mepassar@yahoo.com



Neighborhood Meeting
Attendance Sheet

Passarelli Farms Airstrip

Date of Meeting: February 26 2016

Location of Meeting: At the proposed site along the east end of property next to Barrett Rd

	Name	Address	Phone
1	Bob Wing	3525 York Rd Hebron, Mt	
2	Doreen Long, Gilliam	4420 E Green Reservoir Rd	
3	Michael Smith	701 Box 976 T2 107 A2	
4			
5			
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13			
14			
15			

Passarelli Farms Private Airstrip

Special Use Permit

Date: Friday February 26 2016

Meeting Minutes

On Friday February 26, 2016 a neighborhood meeting for the proposed Passarelli Farms Private Airstrip was held out at the site location. Three neighbors attended Darren Longfellow, Charlie Bush and Bobby Wing. Bobby Wings brother Terry also attended and Darren Longfellow had a letter from Pamela Cavens with questions about the site. Also in attendance was Mike & Stacy Passarelli and their son Matthew and his girlfriend Jaylenn.

Mike described the size of the site and the proposed uses. Mike explained the airstrip would be used for personal and personal business use. Mike explained the airstrip will be used as a home base for their aircraft leasing business. He explained that the business is designed to lease aircraft to commercial aircraft operators at airports throughout the Southwest and that when an aircraft is out on lease it will be gone for a year or so. Mike explained that aircraft not on lease will be stored at the site. Mike explained that aircraft traffic would be light with less than 2-5 a day unless he himself was practicing touch and goes and if so it would be multiple takeoffs and landings in about an hour of time. Mike also explained that family members will be living out at the site and any land not used for residential or the airstrip will be used for some sort of agriculture use not know this time.

Primary Questions and Concerns asked at the meeting.

Darren Longfellow:

Q: Any subdividing in the future for housing and will it create more air traffic?

A: At this time if there is any subdividing it will be for family use and at this time I am the only Pilot so no more air traffic. But that is not to say long term that subdividing is off the table.

Q: How many planes taking off in a day?

A: With only one aircraft at this time not many in the near future, as we get to leasing I would say less than five. Keep in mind you may have five takeoffs one day and then nothing for the next week.

Q: Are you planning commercial?

A: No commercial flight operations out of the strip.

Q: How large will the aircraft be?

A: Mostly single engine aircraft designed to carry 2 to 4 people, but on occasion there could be a small twin or helicopter that stops by.

Charlie Bush:

Q: Are you asking for a zone change?

A: No just a special use permit

Q: With you living at the site will all the noise that occurs when He split his caves out from there mothers bother us?

A: No, we will probably have some sort of livestock on the site as well.

Bobby Wing:

Stated He really likes the nice quite rural area and Mike responded that is why we are moving out in the area as well and that they will do their best to keep it the same

Pamela Crowens-Watson

Mike Spoke with Pam out at the property the week prior to the meeting and she stated she would be out of town for the meeting. Mike told her to list any questions she may have and either email them to him or have one of the neighbors bring them to the meeting and he would address them. After Mike addressed Darren, Bobby and Charlies questions he went through each of Pamela's questions with everyone

Q: You mentioned that you planned to pave your runway in the future. After investing a considerable sum to accomplish that project, does that mean that you plan on increasing the number of flights in and out of your property?

A: The amount of flights will not change if we improve the runway surface. We will still be the only ones using it. Paving is just one option we will look at all options that reduce up-keep on the runway

Q: Often plans change over time. What guarantees do we have that you will not increase your future airplane business here an increase flights in and out?

A: There is no guarantee that we will not grow our aircraft leasing business, in fact we want to do just that. Again the business is designed to lease aircraft to other companies all over the southwest not to use the airstrip for commercial operations. Other than us the airstrip will be used by a few friends with permission to land. Keep in mind that remote airstrips are used all the time for practicing emergency landings and I have no control of someone doing just that. All I can do is report them to the FAA.

Q: What recourse would we have if that were the case in the future. Would you be willing to put a guarantee cap on the number of flights in and out on a weekly basis?

A: No guarantee on a cap. Can tell you that we want the quite rural lifestyle as well and we will try our best to be good neighbors. Keep in mind unless an airport this size is a training airport they have very minimal traffic.

Q: Do you plan to have your facility approved by the FAA? How much aviation fuel do you plan on storing at your facility? Will it be stored above ground or below ground?

A: We have received a no objection letter from the FAA dated Nov 30 2015. No fuel will be stored or sold at the facility.

Conclusion of the meeting:

No objections stated to the site at the meeting.

Dedrick Denton

From: mike passarelli <mepassar@yahoo.com>
Sent: Friday, July 22, 2016 7:54 AM
To: Dedrick Denton
Subject: Fw: Good New
Attachments: smime.p7s

Email from AZNG

----- Forwarded Message -----

From: "Jones, Gary D Jr CW3 USARMY NG (US)" <gary.d.jones64.mil@mail.mil>
To: mike passarelli <mepassar@yahoo.com>
Sent: Tuesday, June 21, 2016 7:49 AM
Subject: Good New

Mike,

Great news, I had the meeting with the Battalion Commander, Safety, and stands officers yesterday and they have no problems with the air strip going in. They changed their tune when I explained the limited movements you would be making.

We will need to identify the operating requirements in the ATA and for communications prior to departure/arrival. Once we decide the best for both parties, I will write a Letter of Agreement between the Tower and your operation. I am happy we could overcome this hurdle and you can move forward as planned.

Respectfully,

Gary Jones
WAATS AT&A Officer
Picacho AHP Airfield Manager
CW3, AZ ARNG
tjj102@yahoo.com
gary.d.jones64.mil@mail.mil
520271-8673 (Cell)
520-750-5606 (Office)
602-267-2299 (Tower)

Dedrick Denton

From: mike passarelli <mepassar@yahoo.com>
Sent: Friday, July 22, 2016 7:55 AM
To: Dedrick Denton
Subject: Fw: Passarelli Farms Airstrip

Email from ELOY

----- Forwarded Message -----

From: Jon Vlaming <jvlaming@EloyAZ.gov>
To: mike passarelli <mepassar@yahoo.com>
Cc: Robert Poindexter <RPoindexter@eloyfire.org>; Belinda Cruz <bcruz@EloyAZ.gov>
Sent: Friday, July 8, 2016 3:35 PM
Subject: RE: Passarelli Farms Airstrip

Mike: With your approval by AZARNG and our review of the revised proposal, we don't foresee any other issues at this time due to the fact that most of the property in the surrounding area is vacant or under agricultural production. I would note that the document identifies the following for fire/emergency response.:

- - • ~~Water Resources, Public Facilities/Services and Infrastructure Support~~
- ✓ - ~~Water: Private well~~
- ✓ - ~~Sewer: Private septic system~~
- ✓ - ~~Electric: Eloy District 4 or 5~~
- ✓ - ~~Public Safety: Pinal County Sheriffs office~~
- ✓ - ~~Medical & Fire: Eloy Fire department~~

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I don't think your property is included within the Eloy Fire **District** boundaries, but I would contact Bob Poindexter to confirm. I have cc'd him on this and his contact information is below:

Robert "Bob" Poindexter
Fire Marshal Eloy Fire District
Ph. 520-466-3544
Cl. 520-251-0429

Thanks,

Jon

From: mike passarelli [mailto:mepassar@yahoo.com]
Sent: Thursday, July 07, 2016 11:12 AM
To: Jon Vlaming
Subject: Re: Passarelli Farms Airstrip

Hi Jon

In our public hearing the County gave us a little extra time to resolve any issues with ELOY and the AZNG.

After some discussion with the AZNG we have been given an all clear from the AZNG to put the air strip in. We meet with them again on July 1 and they are drawing up the final agreement.

Feedback from the Planning commission was to update my proposal for a private air strip. The way it was written made it sound like I was trying to develop a air park. I have attached the updated proposal.

We have no plans to store fuel on site.

Please let me know if there any other issues with Eloy that would keep us from proceeding?

Thanks

Mike Passarelli

Jones, Gary D Jr CW3 USARMY NG (US) <gary.d.jones64.mil@mail.mil>

Mike,

Great news. I had the meeting with the Battalion Commander, Safety and stands officers yesterday and they have no problems with the air strip going in. They changed their tune when I explained the limited movements you would be making.

We will need to identify the operating requirements in the ATA and for communications prior to departure/arrival. Once we decide the best for both parties, I will write a Letter of Agreement between the Tower and your operation. I am happy we could overcome this hurdle and you can move forward as planned.

Respectfully,

Gary Jones
WAATS AT&A Officer
Picacho AHP Airfield Manager

From: Jon Vlaming <jvlaming@EloyAZ.gov>
To: mike passarelli <mepassar@yahoo.com>
Sent: Thursday, June 9, 2016 5:07 PM
Subject: RE: Passarelli Farms Airstrip

Likewise Mike...no worries, it could have been on our end as well. Please do and if you have any other questions, just let me know.

Regards,

Jon

Jon Vlaming *Community Development Director*

City of Eloy 1137 W. Houser Road Eloy, Arizona 85131

520.466.3082 office jvlaming@eloyaz.gov

CONFIDENTIALITY NOTICE: This email and the transmitted documents contain private, privileged and confidential information belonging to the sender. The information therein is solely for the use of the addressee. If receipt of this transmission has occurred as the result of an error, please immediately notify us so we may arrange for the return of the documents. In such circumstances, you are advised that you may not disclose, copy, or distribute or take any other action in reliance on the information transmitted.

From: mike passarelli [<mailto:mepassar@yahoo.com>]

Sent: Thursday, June 09, 2016 4:45 PM

To: Jon Vlaming

Subject: Passarelli Farms Airstrip

Hi Jon

It was nice to talk to you today, sorry about the phone issues, we now have a new phone/cable/internet company so hopefully no more phone issues.

Thanks for the information on the Gorilla Snot I will look into it.

I will keep in touch and let you know how things are progressing with the Army. I think that will be our biggest hurdle.

Thanks
Mike Passarelli



Greg Stanley
County Manager

Memorandum

Date: August, 2016

To: Steve Abraham, Planning Division Manager
Community Development Department

From: Lester Chow, Engineering Division Manager
Community Development Department

Cc: Scott Bender, P.E.
Pinal County Engineer

Subject: Rezoning Application for a PRIVATE AIRSTRIP, Case SUP-002-16

The Engineering Division has reviewed the Rezoning Application for a PRIVATE AIRSTRIP, Case No. SUP-002-16 and recommends that it be approved subject to the following conditions:

- 1) A Traffic Impact Analysis will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
- 2) A drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
- 3) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area;

Cc: D. Denton

COMMUNITY DEVELOPMENT
ENGINEERING DIVISION



P I N A L • C O U N T Y
wide open opportunity

MEMORANDUM FROM AIR QUALITY

Date: June 3, 2016
To: Steve Abraham
Cc: P & Z Review Committee
From: Anu Jain - Permit Engineer
Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
6/16/16	SUP-002-16, PZ-PA-001-16	Mike Passarelli	Private (non-commercial) airstrip on a 17 acre parcel	See Comments 1, 2 & 3

***Comments:**

1. Dust registration is required if 0.1 acres or more land is disturbed.
2. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.
3. The above proposed Site Plan Review case(s) should have a paved road arterial access to the project, paved road access within the project and paved parking lots.



U.S. Department
of Transportation
**Federal Aviation
Administration**

Western-Pacific Region
Phoenix Airports Field Office

3800 N Central, Suite 1025
Phoenix, AZ 85012

November 30, 2015

Mike Passarelli
3862 E Rousay Dr
San Tan Valley, AZ 85140

Dear Mr. Passarelli:

Proposed Establishment of Passarelli Farms Airstrip: Eloy, Arizona
Airspace Case No. 2015-AWP-1988-NRA

The Federal Aviation Administration (FAA) has completed an airspace study from the airspace utilization standpoint of the proposal submitted by you, using FAA Form 7480-1, *Notice of Landing Area Proposal*. The proposal was received on September 24, 2015, and is for the establishment of a private use airport located in Eloy, Arizona.

Our analysis determined that the proposal is acceptable from an airspace utilization standpoint. Therefore, the FAA does not object to the establishment of the proposed landing area, provided the following conditions are met:

- a. The landing area is operated for private use only.
- b. Operations are to be conducted at this facility only during Visual Flight Rule (VFR) conditions.
- c. The landing area operator shall ensure and maintain obstruction free routes of ingress/egress to the landing area. To include installing aerial marker balls for marking transmission lines along the flightpath.
- d. Operations shall be conducted in accordance with the requirements/restrictions of the overlying class of airspace.
- e. If the operations are conducted between sunset and sunrise, we recommend that landing area lighting be installed.
- f. The airport shall comply with local planning and zoning laws and regulations.

In addition, we recommend that you contact the Arizona Department of Transportation, Aeronautics Division and Pinal County to obtain the necessary applications and approvals before proceeding with the establishment of the subject landing facility.

This airspace study did not include an environmental review to determine whether or not the proposed development is environmentally acceptable in accordance with the National Environmental Policy Act of 1969 (Public Law 91-190).

This determination does not mean FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.

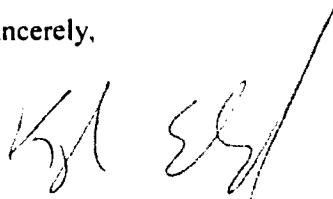
In making this determination, the FAA has considered matters such as the effect the proposal would have on existing or planned traffic patterns of neighboring airports, the effect it would have on the existing airspace structure and projected programs of the FAA, the effects it would have on the safety of persons and property on the ground, and the effects that existing or proposed manmade objects (on file with the FAA) and known natural objects within the affected area would have on the airport proposal. Also, this determination in no way preempts or waives any ordinances, laws, or regulations of any other government body or agency.

Enclosed is Airport Master Record, FAA Form 5010-5. Within 30-days after the landing area becomes operational, we would appreciate you completing this form, signing, dating and returning it to this office, so your facility can be included in the FAA Airport Data System. This form is also available at www.faa.gov/forms.

This determination expires on **September 30, 2016**, unless it is otherwise extended, revised, or terminated, or the facility is constructed before that date. An extension may be requested through our office, if necessary up to 15-days prior to this expiration date.

If you have any questions, please contact Kyler Erhard, Airport Planner, at (602) 379-3023.

Sincerely,



Kyler Erhard
Airport Planner
Phoenix Airports District Office

Enclosures: FAA Form 5010-5

Dedrick Denton

From: Ladd, John <john.ladd@fmo.azdema.gov>
Sent: Wednesday, June 01, 2016 1:16 PM
To: Dedrick Denton
Cc: Coleman, Dorenda
Subject: FW: Contact for Pinal County Zoning Reviews (UNCLASSIFIED)

Dedrick,

Please see below, it appears the proposed runway would violate FAA rules and endanger the training and safety of national guardsmen. Thank you for allowing us to provide some input to your deliberations.

John

-----Original Message-----

From: Waddington, William E LTC USARMY NG AZARNG (US) [mailto:william.e.waddington.mil@mail.mil]
Sent: Wednesday, June 01, 2016 10:15 AM
To: Ladd, John <john.ladd@fmo.azdema.gov>
Cc: Ostermeyer, Michael D CW5 USARMY NG AZARNG (US) <michael.d.ostermeyer.mil@mail.mil>
Subject: RE: Contact for Pinal County Zoning Reviews (UNCLASSIFIED)

CLASSIFICATION: UNCLASSIFIED

John,

The proposed private airstrip is within 3 miles from Picacho Airfield (PCA), taking off and landing parallel to our Silverbell to PCA flight routes.

The FAA Flight Publications, specifically the Phoenix VFR Sectional, identifies PCA as a heliport with a control tower and states "Contact PCA Tower within 4 NM Below 2500 foot AGL". The airspace in Class E.

FAR States:

§91.127 Operating on or in the vicinity of an airport in Class E airspace.

(a) Unless otherwise required by part 93 of this chapter or unless otherwise authorized or required by the ATC facility having jurisdiction over the Class E airspace area, each person operating an aircraft on or in the vicinity of an airport in a Class E airspace area must comply with the requirements of §91.126.

(b) Departures. Each pilot of an aircraft must comply with any traffic patterns established for that airport in part 93 of this chapter.

(c) Communications with control towers. Unless otherwise authorized or required by ATC, no person may operate an aircraft to, from, through, or on an airport having an operational control tower unless two-way radio communications are maintained between that aircraft and the control tower.

Communications must be established prior to 4 nautical miles from the airport, up to and including 2,500 feet AGL. However, if the aircraft radio fails in flight, the pilot in command may operate that aircraft and land if weather

conditions are at or above basic VFR weather minimums, visual contact with the tower is maintained, and a clearance to land is received.

If the aircraft radio fails while in flight under IFR, the pilot must comply with §91.185.

The route between Silverbell and PCA has the most rotary wing traffic in the AZ ARNG, on a daily basis. Unless the private aircraft landing and departing from the proposed airstrip have the ability to contact PCA tower utilizing VHF 126.2 or UHF 397.3, we will be assuming risk and they will not be in compliance with the FAR. There is no reference to PCA or the proximity to PCA in the proposal.

I believe the landowner, the FAA and the AZ ARNG need to discuss this proposal prior to the AZ ARNG concurring.

The POC can reach out to me or CW5 Ostermeyer direct if they have any concerns.

Bill

LTC Bill Waddington
AZ SAAO/98th ATC CDR
W: 602-267-2864
C: 602-323-7797

-----Original Message-----

From: Ladd, John [mailto:john.ladd@fmo.azdema.gov]
Sent: Friday, May 27, 2016 4:03 PM
To: Waddington, William E LTC USARMY NG AZARNG (US) <william.e.waddington.mil@mail.mil>
Subject: [Non-DoD Source] RE: Contact for Pinal County Zoning Reviews (UNCLASSIFIED)

Bill,

I have some info to send you, evidently there is a new runway going in near Picacho and they would like us to provide input on it. It is a large file (40 mb) and I will send it to you via AMRDEC. Dedrick needs to have the information before 6 June. when he will send the Pinal county planners slides to the board of supervisors prior to the county discussion before the board.

John

Waddington, William E LTC USARMY NG AZARNG (US) <william.e.waddington.mil@mail.mil>
-----Original Message-----
From: Waddington, William E LTC USARMY NG AZARNG (US) [mailto:william.e.waddington.mil@mail.mil]
Sent: Friday, May 27, 2016 3:06 PM
To: Ladd, John <john.ladd@fmo.azdema.gov>
Subject: RE: Contact for Pinal County Zoning Reviews (UNCLASSIFIED)

CLASSIFICATION: UNCLASSIFIED

John,

We will reach out to Mr. Denton.

Have a good weekend.

Bill

-----Original Message-----

From: Ladd, John [mailto:john.ladd@fmo.azdema.gov]

Sent: Thursday, May 26, 2016 9:55 AM

To: Waddington, William E LTC USARMY NG AZARNG (US) <william.e.waddington.mil@mail.mil>

Cc: Coleman, Dorenda <dorenda.coleman@fmo.azdema.gov>; Stubbs, Matthew D COL USARMY NG AZARNG (US) <matthew.d.stubbs2.mil@mail.mil>

Subject: [Non-DoD Source] FW: Contact for Pinal County Zoning Reviews

Bill,

This is the help I just left a voice mail about. Would you please put the right person in touch with Mr Denton (see below). I am working the zoning piece on a separate chain if you can work to provide the flight/training routes for all flights using SBAH, Pichacho and Rittenhouse. We are working against a deadline and the county must assemble and submit this application NLT 1 July in order to get JLUS funding this year, so the sooner the better.

Thank you for your help.

John

LTC John Ladd

Environmental Program Manager

602 267-2742

From: Dedrick Denton [Dedrick.Denton@pinalcountyaz.gov]

Sent: Wednesday, May 25, 2016 9:16 AM

To: Coleman, Dorenda

Subject: Contact for Pinal County Zoning Reviews

Hello Dorenda,

I have a quick question for you. Who can I contact within the Arizona Army National Guard to review zoning applications around your facilities? And do you have any maps you all can share that shows training routes/flight paths?

Thanks,

Dedrick Denton | Planner II

Pinal County Community Development

31 N. Pinal Street, Bldg. F

Florence, AZ 85132

V: 520-866-6294



CITY OF ELOY

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING & ZONING ° BUILDING & SAFETY ° CODE ENFORCEMENT

June 6, 2016

Mr. Dedrick Denton, Planner
Pinal County Planning & Development Department
PO Box 2973 (31 N. Pinal, Bldg. F)
Florence, AZ 85132

Re: Case No.: PZ-PA-001-16/SUP-002-16

Dear Mr. Denton:

We are in receipt of the disk containing the supportive review materials for the two Cases identified above located on 118.7 acres on Parcel Nos.: 411-32-025, -026, and -028. The location of the proposed rezoning/special use permit request is located within the boundaries of our planning area (one mile southeast of our incorporated area) currently designated as Medium Density Residential and Estate Density Residential.. Upon review of the materials submitted, we offer the following comments for the County's consideration:

Impacts With Other Proximate Existing Aviation Facilities. The proposed location for the request is within proximity of an Arizona Army National Guard (AZARNG) facility (located approximately 2.5 miles to the northeast). More specifically, the proposed private airport is located three miles to the southwest of Picacho Airfield (PCA), which is a developed heliport with a control tower. The flight path connecting PCA with Silverbell Airfield (to the south) carries the most rotary wing traffic in the AZARNG on a daily basis. The proposed location is within the stated distance (four nautical miles) where FAA requires communication contact when aircraft are within the 2500 foot average above ground level (AGL) under Visual Flight Rules (VFR).

Impact of Private Airfield Overflight on Proximate Lands. While the adjacent and proximate lands around the airstrip are vacant or under agricultural production today, our general plan (Land Use Map) identifies the property to the north and east as Medium Density Residential (MDR) with densities ranging from 3-6 du/ac. Fixed wing overflight would not be a compatible use with the intended densities recommended for these areas.

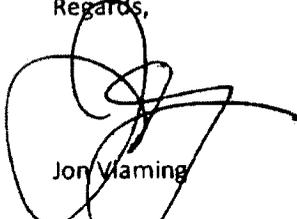
Presence of Flammable Substances. If takeoffs and landings are going to occur, then fuel will be expended which will require refilling. The application identifies that no aircraft fuel will be stored or sold on the property. It seems questionable that this would be the case if a total of 10 planes were located there and flew in and out, as stated in the supportive materials provided

If the County is considering approval, the City of Eloy respectfully requests the County to consider the following conditions:

- Resolve all concerns that the AZARNG may have with the operational characteristics of the private airfield with the military flight path/traffic pattern airspace around the Picacho Airfield and south to Silverbell Airfield.
- Clarify the amount, location and type of agriculture to be cultivated on the property and its attraction for any birds (standing water, grain, etc.) (Bird/Wildlife Aircraft Strike Hazard (BASH) potential with rotary (and fixed wing) aircraft).
- Establish a reasonable timeframe for the operation of the SUP-and conditions for renewal.
- Quantify the amount of fuel that is anticipated to be needed at 1, 3 and 5 year intervals and its adequate storage and use.
- Confirm the application of a palliative to the runway during the time it has not been improved with an all-weather surface material.

Thank you for the opportunity to comment on the proposed rezoning and special use permit application. We appreciate the ability to review and maintain a record of proposed land use actions in Pinal County. Please continue to send us such requests in the future.

Regards,



Jon Vlaming

Community Development Director
City of Eloy

CC: Belinda Cruz, Planner

1137 West Houser Road, Eloy, Arizona 85131 • 520/466-2578 • FAX 520/464-1438

"Right in the Heart of Arizona's Future"



COMBS GOTTLIEB & MACQUEEN, P.C.

2200 E. Camelback Rd., Suite 221 • Phoenix, AZ 85016
Telephone: (602) 957-9810
Fax: (602) 955-4712

www.cgmlawgroup.com

Patrick R. MacQueen

Patrick@cgmlawgroup.com

June 2, 2016

Our File:
Pending

VIA FEDERAL EXPRESS OVERNIGHT, FACSIMILE,
AND EMAIL TO: Dedrick.denton@pinalcountyaz.gov
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
Attn: Dedrick Denton
P.O. BOX 2973 (31 N. Pinal, Bldg F)
Florence, Arizona 85132
Fax: (520) 866-6435

Re: Notice of Public Hearing; PZ-PA-001-16; and SUP-002-16; Proposed
Airstrip by Mike Passarelli; Tax Parcel Numbers 411-32-025, 026, & 028

Dear Mr. Denton:

This firm represents Big Sky Farms, LLC and Aaron Pollak with respect to the above-referenced proposed non-major comprehensive plan amendment and special use permits (collectively, the "Requests") submitted by Mike Passarelli, who owns certain real property which is identified as tax parcel numbers 411-32-025, 026, & 028 (the "Passarelli Property"). Mr. Pollak resides at a neighboring property which is identified as tax parcel number 411-32-029A (the "Pollak Property"). The Pollak Property is adjacent to, and situated directly east of, the Passarelli Property. Mr. Pollak *opposes* the Requests *and wishes to appear and be heard at the Public Hearing on June 16, 2016*. Among other things, Mr. Pollak opposes the Requests for the following reasons:

- As a preliminary matter, Mr. Pollak purchased to the Pollak Property to breed, raise, break, and train horses. This process of breeding, raising, breaking, and training horses is a very delicate process in which Mr. Pollak must gain the trust of his animals. These horse-related activities are dangerous and risky and airplane noise, glare, exhaust, fumes, and altitude may distract, confuse, agitate, and anger Mr. Pollak's animals, thereby endangering Mr. Pollak and anyone else engaged in horse-related activities at the Pollak Property, including veterinarians, other trainers, and riders.
- Mr. Pollak also purchased the Pollak Property due to the silence and solitude of the area. The noise, altitude of the airplanes, and number of takeoffs and landings located so close to the Pollak Property will undoubtedly be noisy and distracting.
- Because of the noise, safety, and other issues, granting the Requests will undoubtedly invite litigation. Indeed, Arizona courts impose liability for a private nuisance when a party interferes with a person's interest in the enjoyment of real property. The Restatement defines a nuisance as a "nontrespassory invasion of another's interest in the private use and enjoyment of land." Restatement (Second) of Torts § 821; *see also Armory Park v. Episcopal Cmty. Services*, 148 Ariz. 1, 712 P.2d 914 (1985). Further, liability is imposed if "conduct unreasonably interferes with the use



COMBS GOTTLIEB & MACQUEEN, P.C.

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

Attn: Dedrick Denton

June 2, 2016

Page 2

- and enjoyment of property, causing significant harm.” Restatement (Second) of Torts § 822 (1979); *see also Spur Indus., Inc. v. Del E. Webb Dev. Co.*, 108 Ariz. 178, 183, 494 P.2d 700, 705 (1972). The buzzing of airplanes and altitude of airplanes will cause an unreasonable interference with Mr. Pollak’s use and enjoyment of the Pollak Property.
- Additionally, the dust generated on the proposed runway and potential illumination of the airstrip may also constitute a nuisance.
 - Granting the Requests would heighten the risk of a catastrophic accident in and around the Pollak Property and the Passarelli Property. Mr. Passarelli’s applications and Requests do not address these unnecessary risks.
 - The City of Eloy already has a municipal airport and a hangar that can be utilized by Mr. Passarelli.
 - Mr. Passarelli identifies no special circumstance or conditions applicable to the location of his proposed airstrip. There is no community need for another airstrip.
 - The utilization of an airstrip and hangar for commercial business purposes is inconsistent with an agricultural, equestrian, and rural lifestyle, identified by the comprehensive plan.
 - Mr. Passarelli indicates that the impact on additional traffic will be minimal. However, he does not provide a vehicular traffic study.
 - Additionally, pursuant to his Requests, Mr. Passarelli notes that he hopes to create (or has created) an aircraft leasing business with a large aircraft hangar. Clients and prospective clients will undoubtedly increase the vehicular traffic in the area, as his stated goal is to create a business. Further, there are currently zero takeoffs and landings in the area. The proposed airstrip will increase air traffic from zero to nearly 50-plus takeoffs and landings per day.
 - Although Mr. Passarelli indicates that he will control dust on the airstrip, there is no indication as to how Mr. Passarelli will control noise, vibrations, odors, emissions, and hazardous materials. Similarly, Mr. Passarelli fails to identify what safety, fire suppressant, and emergency measures he intends to utilize if there is an aircraft accident.
 - There is no indication as to whether CAG and/or ADOT-Aeronautics Division will approve the airstrip.
 - The Requests do not appear to contain any environmental site assessments or reviews to confirm Mr. Passarelli’s claims that the airstrip will not have an environmental impact.
 - Mr. Passarelli does not appear to have provided a *certified ALTA survey containing a legal description* of the proposed airstrip, as required by the application.



COMBS GOTTLIEB & MACQUEEN, P.C.

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

Attn: Dedrick Denton

June 2, 2016

Page 3

- The site plan submitted by Mr. Passarelli appears to depict a 50-ft. ingress/egress and utility easement that bisects the proposed airstrip. It does not appear that Mr. Passarelli has accounted for, or contacted the owner of, the easement. The easement likely provides that its holder can utilize the land over, across, and above the ground over which the proposed airstrip is requested. Notably, the proposed aircraft hangar and/or the fencing surrounding the proposed aircraft hangar, as depicted on the site plan, is directly on top of this easement and may impede use of the easement by its holder.
- Mr. Passarelli fails to identify when takeoffs and landings will occur.
- The "GR" zone does not provide for an aircraft leasing business and Mr. Passarelli has submitted neither a request for a variance nor a request to re-zone the Passarelli Property to allow for this use.

In short, Mr. Pollak respectfully requests the denial of the Requests. The proposed special use will affect Mr. Pollak's use and enjoyment of the Pollak Property; the proposed special use does not comply with all regulations and standards within the GR zoning district; and the proposed development is not beneficial to public health and safety. Moreover, the Requests should be denied because they fail to comply with application requirements. Should you have any further questions, please feel free to contact the undersigned. We look forward to seeing you on June 16th.

Very truly yours,

COMBS GOTTLIEB & MACQUEEN, P.C.



Patrick R. MacQueen

PRM:sd

cc: Aaron Pollak

**APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN
UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA**
(all applications must be typed or written in ink)

1. The legal description of the property: Lots 2,3 & 5 Amigo Estates

PASSARELLI FARMS Airstrip

2. Parcel Number(s): 411-32-025, 411-32-026, 411-32-028 Total Acreage: 118.7

3. Current Land Use Designation: GR

4. Requested Land Use Designation: GR with Special Use Permit

5. Date of Concept Review: 10-13-2015 Concept Review Number: Z-PA-048_15

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): The Comprehensive Plan Amendment is being requested for a Special Use Permit to allow an Airstrip on a 118.7-acre site on the southwest corner of Ellis and Barrett roads. The site plan is to have a 50'x1700' airstrip along with 3 residential buildings and a 50'x50' hangar. The airstrip and hangar will be used to store and maintain personal and company aircraft. The residence will be used for the site owners and their family. The remainder of the site not used for the airstrip or residential will be used for agriculture.

7. Discuss any recent changes in the area that would support your application. No recent changes in the area.

8. Explain why the proposed amendment is needed and necessary at this time. The proposed amendment is needed so the site owners can operator their aircraft leasing business and continue to raise their family in Pinal County. The site will coincide with Pinal County vision of residence working, living and playing together in the county.

RECEIPT #:

AMT:

DATE:

CASE:

Revised January 2014

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

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

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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

Mike Passarelli	[REDACTED]	[REDACTED]
Name of Landowner (Applicant)	Address	Phone Number

	mcpassar@yahoo.com
Signature of Landowner (Applicant)	E-Mail Address

Name of Agent	Address	Phone Number

Signature of Agent	E-Mail Address

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

RECORD OF SURVEY
 AMEND BOOK 23 OF SURVEYS, PAGE 25
 FEE #2008-074521

TRUSS 120" OVERSIGHT AND UTILITY EASEMENT
 ALONG THE EAST LINE OF SEC. 21, AND THE WEST LINE
 OF SEC. 22, "AKA BARRETT ROAD", TO BE 40.00'
 (20' ON EACH SIDE OF SAID LINE)
 / ADD ROAD NAMES

DEDICATION

The undersigned hereby certifies that the following utility easement is hereby dedicated to the public use of the State of Arizona, and that the same shall be subject to the same laws and regulations as other public property.

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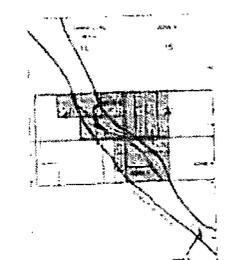
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- LEGEND**
- A - 1/2" (1/4" MIN.) IRON PIPES (UNLESS OTHERWISE NOTED)
 - B - FOUND MOUNDMENT AS NOTED
 - C - FOUND MOUNDMENT AS NOTED
 - D - FOUND MOUNDMENT AS NOTED
 - E - FOUND MOUNDMENT AS NOTED
 - F - FOUND MOUNDMENT AS NOTED
 - G - FOUND MOUNDMENT AS NOTED
 - H - FOUND MOUNDMENT AS NOTED
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 - V - FOUND MOUNDMENT AS NOTED
 - W - FOUND MOUNDMENT AS NOTED
 - X - FOUND MOUNDMENT AS NOTED
 - Y - FOUND MOUNDMENT AS NOTED
 - Z - FOUND MOUNDMENT AS NOTED



STATE OF ARIZONA
 COUNTY OF PINAL

Surveyed by: *[Signature]*
 Date: 12/10/11



Hansen Engineering & Survey, L.L.C.
 PROFESSIONAL ENGINEERS AND SURVEYORS
 1111 N. 11TH AVENUE
 SUITE 100
 PHOENIX, ARIZONA 85006

AMIGO ESTATES
 2ND AMENDMENT
 A PORTION OF SECS 21 & 22, T.9S., R.8E.
 GILSON, PINAL COUNTY, ARIZONA

SHEET 1 OF 1

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.

Mike Passarelli

3662 E. Rousay Dr. San Tan Valley, Az 85140



Name of Applicant

Address

Phone Number

Mike Passarelli

Signature of Applicant

ME.PASSARE@Yahoo.COM

E-Mail Address

Name of Agent/Representative

Address

Phone Number

Signature of Agent/Representative

E-Mail Address

The Agent/Representative has the authority to act on behalf of the landowner/applicant, 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.

Name of Landowner

Address

Phone Number

Signature of Landowner

E-Mail Address

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF
PINAL COUNTY, ARIZONA

(All applications must be typed or written in ink.)

1. Pinal County Staff Coordinator: Unknown at this time
2. Date of Concept Review: OCT / 13 / 2015 Concept Review No.: CR - Z-PA-048 - -15
3. The Legal Description of the Property: Lots 2,3 & 5 of Amigo Estates, Vacant Land
PASSARELLI FARMS Airstrip
4. Tax Assessor Parcel No(s): 411-32-025, 411-32-026, 411-32-028
5. Current Zoning: GR
6. Parcel size: Lot 2 = 40,336, Lot 3 = 40,668, Lot 5 = 37,100
7. The existing use of the property is as follows: Vacant Land
8. The exact use proposed under this request: Private Airstrip, Residential, Agriculture
9. Is the property located within three (3) miles of an incorporated community?
 YES NO
10. Is an annexation into a municipality currently in progress?
 YES NO
11. Is there a zoning violation on the property for which the owner has been cited?
 YES NO
If yes, zoning violation # _____
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes. None
13. Explain why the proposed development is needed and necessary at this time. _____
Airstrip needed to create a home base for our aircraft leasing business. The Aircraft will be stored and maintained at the site. No commercial flight operations will be conducted out of the site. Plans to grow to 10 single engine aircraft over the next 6 to 10 years.

RECEIPT #:

AMT:

DATE:

CASE:

SUPPORTING INFORMATION

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: This section includes Airports, Helipads and Landing Areas as a special use that may be considered for a Special Use Permit. The use is in conformance with the Comprehensive plan. The use will not endanger the public health, safety or welfare. Access and utilities are available. The use will comply with zoning district regulations.
The section includes Airports, Helipads and Landing Areas as a special use that may be considered for a Special Use Permit. The use is in conformance with the Comprehensive plan. The use will not endanger the public health, safety or welfare. Access and utilities are available. The use will comply with zoning district regulations.
2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public: No services will be paid by the public
3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: Normal residential traffic, Up to 3 deliveries a week from UPS/Fedx
4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: Normal residential parking.
5. 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? The single engine aircraft flying out of the strip will not produce excess noise. No anticipation for smoke, fumes, dust or glare. Runway and drives will be treated with an approved dust control
6. What type of landscaping are you proposing to screen this use from your neighbors? No screening needed, no immediate neighbors.
7. What type of signage are you proposing for the activity? Where will the signs be located? Passarelli Farms Sign along Barrett road
8. 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: No manufacturing or production at this site.
9. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested: The 3 residential lots will have similure apperance to the other residential sites in the area
The airstrip will be cleared desert and will be hard to see form he surrounding areas,
The Hangar will be a 50x50x14 steel building.
10. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
11. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? YES NO

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

RESOLUTION NO. PZ-PA-001-16

RESOLUTION OF THE PINAL COUNTY BOARD OF SUPERVISORS ADOPTING A NON-MAJOR AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN MAP IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

WHEREAS, pursuant to A.R.S. Title 11, Chapter 6, et. seq. the Pinal County Board of Supervisors has authority to subsequently amend the Pinal County Comprehensive Plan; and

WHEREAS, a public hearing was held on the requested non-major amendment by the Planning and Zoning Commission on September 15, 2016; noticed of said public hearing was published according to statutory requirements and a recommendation of approval received from the Planning and Zoning Commission; and

WHEREAS, the Board of Supervisors has held a public hearing, given notice of the public hearing pursuant to statutory requirements and considered the requested non-major amendment; and

NOW, THEREFORE, BE IT RESOLVED, the Pinal County Board of Supervisors hereby amends the Pinal County Comprehensive Plan Map in the unincorporated area of Pinal County, Arizona, by changing the land use map designation from **Very Low Density Residential (0-1 du/ac)** to **Secondary Airport** on 118.7± acres described on attached Exhibit "A":

BE IT FURTHER RESOLVED, that this non-major amendment shall take effect thirty-one (31) days from the date of this Resolution.

PASSED AND ADOPTED this **21st** day of **September, 2016**, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chair

ATTEST:

Clerk

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

**CASE NO. SUP-002-16
SPECIAL USE PERMIT
RESOLUTION**

WHEREAS, THE PINAL COUNTY PLANNING AND ZONING COMMISSION HAS RECOMMENDED TO THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT A SPECIAL USE PERMIT (BE) GRANTED FOR THE PURPOSE DESCRIBED BELOW; ON THAT PROPERTY DESCRIBED BELOW; AND,

WHEREAS, AFTER A PUBLIC HEARING AS PROVIDED BY LAW, THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, IS OF THE OPINION THAT THE ADOPTION OF SUCH RECOMMENDATION FOR A SPECIAL USE PERMIT FOR THE PURPOSE DESCRIBED BELOW WOULD BE IN THE BEST INTEREST AND WELFARE OF PINAL COUNTY.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT THE SPECIAL USE PERMIT IS GRANTED WITH THE STIPULATIONS ATTACHED AS EXHIBIT "A".

PROPERTY DESCRIPTION: See Exhibit "B"

TAX PARCEL #: 411-32-025, 026, & 028

PURPOSE: To operate a private airstrip on an 118.7± acre parcel in the General Rural (GR) zone.

DATED THIS 21st DAY OF SEPTEMBER, 2016.

PINAL COUNTY BOARD OF SUPERVISORS

Chair of the Board

ATTEST:

Clerk of the Board

EXHIBIT "A"
Stipulations (SUP-002-16)

- 1) A Traffic Impact Analysis will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
- 2) a drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
- 3) the drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area;
- 4) all Federal, State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
- 5) the proposed airstrip shall not be for public use. Any change to this status, as defined by the Federal Aviation Administration and the Arizona Department of Transportation, will require a new Special Use Permit;
- 6) any change or expansion of use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.150.020 of the Development Services Code;
- 7) all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
- 8) the applicant shall provide dust abatement on the runway and parking areas satisfactory to the Pinal County Air Quality Control District;
- 9) the runway shall be treated with a dust abatement product such as Gorilla -Snot.
- 10) applicant/owner shall attend a site plan pre-application meeting with staff. If staff determines that a formal site plan review is required, the applicant/owner shall receive site plan approval prior to operation in accordance with Chapter 2.200 of the Pinal County Development Services Code;
- 11) all proposed outdoor lighting must conform to the applicable requirements of the Pinal County Development Services Code;
- 12) the layout, design and set up and operation of the private airstrip shall be as shown and set forth on the applicant's submittal documents and development plan;
- 13) only single engine aircraft are permitted;

- 14) the number of flights shall not exceed 50 per month;
- 15) operation of the facility shall be limited to daylight hours;
- 16) commercial flights are prohibited and commercial operations are restricted to the maintenance of single engine aircraft;
- 17) no storage of aviation fuel onsite;
- 18) no more than nine aircrafts onsite.
- 19) no signs advertising the use are permitted;
- 20) all hazardous waste shall be disposal of by a professional environmental services company such as Safety-Kleen;
- 21) applicant/owner shall submit proof of waste disposal service contract at the site plan pre-application meeting;
- 22) the applicant shall keep the property free of trash, litter and debris;
- 23) the permit is set for annual review beginning June 16, 2016; and
- 24) violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Services Department.

EXHIBIT "B"
Legal Description (SUP-002-16)

Lots 1, 3, & 5 Amigo Estates, a portion of Section 21, T09S, R08E.