



MEETING DATE: November 30, 2016

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-PA-005-16**

CASE COORDINATOR: Enrique Bojorquez

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***Executive Summary:***

*There are three separate cases included in this request. **PZ-PA-005-16** is a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan of the Pinal County Comprehensive Plan to re-designate 5.13± acres from Moderate Low Residential (1-3.5 du/ac) to Employment.*

**If This Request is Approved:**

This Non-Major Comprehensive Plan Amendment would allow the property owner to operate a movie screen manufacturing facility in 5.13± acres.

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

Staff recommends approval of the request.

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LEGAL DESCRIPTION: 5.13± acres situated in a portion of Section 16, T02S, R08E G&SRB&M, tax parcels 104-46-095H & portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).

TAX PARCEL: 104-46-095H & portion of 104-46-095G

LANDOWNER/APPLICANT: Donald & Daryl Schnepf F.E.L., LLC

AGENT: Pew & Lake, P.L.C.

REQUESTED ACTION & PURPOSE **PZ-PA-005-16**: Donald & Daryl Schnepf F.E.L., LLC, applicant, Pew & Lake PLC, agent, requesting approval of a non-major amendment to the Pinal County Comprehensive Plan to amend the **Land Use Plan** to re-designate 5.13± acres from **Moderate Low Density Residential (1-3.5 du/ac)** to **Employment** in the San Tan Valley area; situated in a portion of Section 16, T02S, R08E G&SRB&M (legal on file); tax parcels 104-46-095H and portion of 104-46-095G located in the southwest corner of Airport Drive and Schnepf Road.

LOCATION: located in the southwest corner of Airport Drive and Schnepf Road in the San Tan Valley area.

SIZE: 5.13± acres.

COMMISSION ACTION/RECOMMENDATION: At the hearing, after discussion with the applicant, staff and the Commission, together with evidence presented, & with public testimony the Commission voted **(5-2)** to recommend **APPROVAL** of **PZ-PA-005-16**.

Following the Planning and Zoning Commission hearing on October 20, 2016 staff received a petition containing signatures from property owners in the area opposing the rezoning of the subject parcel. Although the Non-Major Comprehensive Plan is being considered at this time, staff included the list of signatures for reference.

Date Prepared: 10/12/2016  
Revised: 11/18/2016

# Petition to

Petition summary and background: TO STOP THE REZONING OF HARBOR WATER COMPANY LAND & BUILDINGS FOR THE PURPOSE OF A COMMERCIAL BUSINESS OF INDUSTRIAL BUSINESS  
 Action petitioned for: We, the undersigned, are concerned citizens who urge our leaders to act now to

Printed Name	Signature	Address	Phone / Land Area Lit	Date
Drew Martine		41981 Coyote Rd <sup>STN</sup> ARSINO	104-46-009	10-8-16
Brenda Webster		41587 N. Coyote Rd <sup>STN</sup> 2447	104-46-052	10-8-16
Nirala Teague		41587 N. Coyote Rd <sup>STN</sup> 2446	104-46-052	10-8-16
Ronald Johnson		41991 N. Randsamer Rd	104-46-024	10-8-16
MEHAZ MASTELSON		41186 N. Randsamer	104-46-018	10-8-16
Robert Copeland		41111 N. Randsamer	104-46-049	10-8-16
		41777 N. Coyote Rd	104-46-050	10-8-16
		41944 N. Randsamer	104-46-088	10-8-16
		41944 N. Randsamer	104-46-089	10-8-16
		41944 N. Randsamer	104-46-088	10-8-16
JAMES R WINKER		42029 N. RATTLESKRINE	104-46-011	10-8-16
BILL BEAT		42218 N. RATTLESKRINE	104-46-003	10-8-16
		42218 N. RATTLESKRINE	104-46-003	10-8-16

within  
600'

Printed	Sign.	Address	Parcel #
Kevin Heimburger	<i>KA</i>	42184 N Coyote Rd	104-46-014
Martha Walker	<i>Martha Walker</i>	2912 E Toy Dr	104-46-095 E
<del>Match Green</del>		<del>3220 E Gile Master Dr</del>	<del>104-46-077 H</del>
<del>Match Green</del>		<del>0 N Toy/Jackrabbit Rd</del>	<del>104-46-072 E</del>
<del>Match Green</del>		<del>344 E Gile Master Dr</del>	<del>104-46-091 D</del>
Brioke Passon	<i>Brioke S. Passon</i>	2562 E Toy Dr	104-46-094 E
Jo + John Gee	<i>John</i>	4196 S W Lakeside Rd	104-46-008
<del>Barbara Johnson</del>	<i>Barbara Johnson</i>	41223 N Coyote Rd	104-46-006 T
<del>Christie</del>			
Ed Harmon	<i>Ed Harmon</i>	42183 N Lakeside Rd	104-46-015
Ed Harmon	<i>Ed Harmon</i>	42068 N. Lakeside Rd	104-46-020
Ed Harmon	<i>Ed Harmon</i>	E Toy Rd	104-46-095 A
Ed Harmon	<i>Ed Harmon</i>	E Toy Rd	104-46-068 B

Parcel #

# Petition to

Petition summary and background: To stop the rezoning of the HD water company land & buildings for the purpose of a commercial business or industrial business  
 Action petitioned for: We, the undersigned, are concerned citizens who urge our leaders to act now to

Printed Name	Signature	Address	Comment Parcel #	Date
Sharon + Steven Bosman	[Signature]	41971 N Rattlesnake Rd Santa Valley AZ 85143	104-46-012	10/7/16
Ellen Hooge	[Signature]	3334 East Joy Dr San Tan Valley AZ 85146	104-46-094B	10/7/16
[Signature]	[Signature]	40819 N Rattlesnake Rd San Tan Valley AZ 85146	104-46-083 1	10/8/16
VICTOR WELNETT	[Signature]	40881 N RATTLESNAKE SANTAN VALLEY AZ	104-46-082	10/8/16
TIM STEVENSON	[Signature]	41053 N RATTLESNAKE SAN TAN VALLEY AZ 85146	104-46-079	10/8/16
Denise Friedman	[Signature]	41111 N RATTLESNAKE RD SANTAN VALLEY AZ 85146	104-46-075	10-8-16
JAMES E GALT	[Signature]	41315 N RATTLESNAKE RD SANTAN VALLEY AZ 85146	104-46-071	10-8-16
Robert Luedeman	[Signature]	41363 N RATTLESNAKE	104-46-070	10/8/16
[Signature]	[Signature]	41587 N RATTLESNAKE	104-46-074	10/8/16
[Signature]	[Signature]	42087 N. Rca Drimmer Rd	104-46-023	10/8/16
[Signature]	[Signature]	25102 E Joy Dr	104-46-094C	10/8/16
[Signature]	[Signature]	42279 N RATTLESNAKE	104-46-008	10/15/16
John Morris	[Signature]	2432 E Joy Dr	104-46-044D	10/15/16

# Petition to

Petition summary and background: To stop the rezoning of the HSD water Company land / Buildings for the purpose of a commercial business development business

Action petitioned for: We, the undersigned, are concerned-citizens who urge our leaders to act now to

Printed Name	Signature	Address	Parcel #	Date
DAN AMMERIGAL	<i>[Signature]</i>	42725 N. COYOTE RD SANTA VALLEY AZ 85140	104-47-037C 104-47-037D0	10-9-16
Shannon Scarlett Gret Scarlett Philip Olmstead	<i>[Signature]</i>	42583 N. COYOTE RD. SANTA VALLEY AZ 85140 42409 N. Coyote Rd Santa Valley 85140	104-47-039L 104-47-048A	10-9-16 10-9-16
RENATE DAVIS	<i>[Signature]</i>	3950 E. Pima Rd Santa Valley 85140	104-47-039G	10-9-16
DAVE ALLEN John Scourie	<i>[Signature]</i>	42574 W. SACKBARGER RD Santa Valley 85140 43651 N. Coyote Rd Santa Valley 85140	104-47-051A 104-47-051B 104-47-0060	10-9-16 10-9-16
CONNIE AUSTIN	<i>[Signature]</i>	43101 W. Coyote Rd Santa Valley 85140	104-47-0250	10-9-16
Jill Aschell	<i>[Signature]</i>	43757 N. Coyote Rd Santa Valley 85140	104-47-0040	10-9-16
TERRI CHAMBERS	<i>[Signature]</i>	43357 N. Coyote Rd Santa Valley 85140	104-47-0050	10-9-16
Shanda Chambers	<i>[Signature]</i>	43703 N. COYOTE RD Santa Valley AZ 85140	104-47-005	10-9-16
Suzanne K. Lamborn	<i>[Signature]</i>	43045 N. COYOTE RD Santa Valley AZ 85140	104-47-026	10-9-16
Kathy Sullivan	<i>[Signature]</i>	43491 N. Coyote Rd Santa Valley 85140	104-47-018B	10-17-16

12

X2  
X3

Cumaker Larson	Demetrius	43405 N. Coyote Rd	104-47-0190	10-17-16
Kim Sines	Demetrius	43607 N. Coyote Rd	104-47-0070	10/17/16
Ramsey Bredell	Bredell	2700 E. Pine Rd	104-47-0395 104-47-0395	10/17/16
Rob Schaefer	"	42229 N. Jackrabbit	104-47-0388	10/19-16
Rob Schaefer	"	JACK RABBIT	104-47-0465	10/19-16
Rob Schaefer	"	JACK RABBIT	104-47-462	10-19-16
Cl. Robert Johnson	Robert Johnson	42475 N. Scudder	104-47-0472	10-19-16
Scott Southwick	Scott Southwick	42523 N. Technic	104-47-0475	10-20-16
CHRISTINA M. DIERGA	CHRISTINA M. DIERGA	43455 N JACK RABBIT	104-47-0475	11-11-2016
Matt Johnson	Matt Johnson	Gila Monster	104-46-0028	11-12-16
"	"	E. Song Rd	104-46-777F	11-12-16
"	"	Gila Monster	104-46-91D	11-12-16

within 300'

22

# Petition to

Petition summary and background: To stop the rezoning of the HO water Company lands & Buildings for the purpose of a Commercial Business of Industrial Business  
 Action petitioned for: We, the undersigned, are concerned citizens who urge our leaders to act now to

Printed Name	Signature	Address	Comment/Phone #	Date
James McCallin	<i>[Signature]</i>	43809 N. Jackrabbit Rd	184-47-0110	10/2/16
Donald R. Kivler	<i>[Signature]</i>	41793 N. Potters Rd	104-46-0120	10/8/16
Brian Butek	<i>[Signature]</i>	42187 N. Kearsarge	104-46-0250	10/9/16
Mike Gagnon	<i>[Signature]</i>	43657 N. Sack Rabbit	104-47-0130	10-17-16
Alfred Kivler	<i>[Signature]</i>	43805 N. Jack Rabbit	104-47-0310	10-17-16
MERCEDES MURPHY	<i>[Signature]</i>	43403 N. JACKRABBIT RD.	104-47-0290	10-17-16

12

# Petition to

Petition summary and background: **TO STOP THE REZONING OF 420 WATER COMPANY LAND BUILDINGS FOR THE PURPOSE OF A COMMERCIAL BUSINESS OR INDUSTRIAL BUSINESS**  
 Action petitioned for: **We, the undersigned, are concerned citizens who urge our leaders to act now to**

Printed Name	Signature	Address	County	Parcel #	Date
Robert Kelly		43228's D. JACKRABBIT	1041	104-46-0250	10-7-16
W. Robinson		43228's D. JACKRABBIT	1041	104-46-0250	
Kim W. Hanson		436070 York Street B	1041	104-47-0150	10-7-16
Donna Stewart		43555 N. JACKRABBIT	1041	104-47-0160	10-7-16
Nicole Stewart		41180 N. BONANZA LN	1041	104-46-0280	10-7-16
Yous Christensen		41193 N. BONANZA LN	1041	104-46-0610	10/5/16
Tom Connolly		41793 N. Bonanza Ln	1041	104-46-0620	10/7/16
Craig Blum		41587 N. Bonanza Ln	1041	104-46-0640	10/7/16
Janeth Cox		1888 E. JOY DRIVE	1041	104-46-015 F	10/7/16
Stephanie Chandler		41765 N. Jackrabbit Rd	1041	104-46-0580	10/7/16
Stephanie Chandler		41694 N. Bonanza Lane	1041	104-46-0590	10/7/16
Rod Davis		41587 N. Jackrabbit Rd.	1041	104-46-0600	10/7/16
Greg Roskoff		41693 N. Rattlesnake	1041	104-46-0430	10/8/16

within 300'  
 within 600'  
 NOT owner

Greg Boshay	43259 N Jackrabbit	12	104-47-0320	10/8/16
Greg Boshay	42423 N Jackrabbit	12	104-47-0320	10/8/16
Greg Boshay	42243 N Coyote	12	104-46-0970	10/8/16
Mark Helms	42886 N. Bonanza	12	104-46-0270	10/9/16
TERI SANDERSON	41888 N. BONANZA RD	1	104-46-0570	10.11.16
W. Bugh Hirstock	3046 E. Gila Mountain	3046 E. Gila Mountain	104-46-077B	10-9-16
JSC FERGUSON	2888 E. ACOTILLO RD	2888 E. ACOTILLO RD	104-46-0320	10-12-16
Michelle Rozzaino	42087 N. Bonanza Ln.	42087 N. Bonanza Ln.	104-46-0210	10-17-16
Justin Franks	41692 N. COYOTE RD	41692 N. COYOTE RD	104-46-0470	10/17/16
Justin Franks	41792 N. COYOTE RD	41792 N. COYOTE RD	104-46-0460	10/17/16
Meredith Meyer	48770 N. Schuup Rd	48770 N. Schuup Rd	104-47-0380	10/19/16
Carol Arthurs	41358 N. Schneepf Rd.	41358 N. Schneepf Rd.	104-46-0720	11/1/16
Just Cashier	42486 N. Schneepf Rd	42486 N. Schneepf Rd	104-47-0473	11/1/16
maria Cabera	42969 N. Jack Rabbit	42969 N. Jack Rabbit	104-47-38F	11/1/16

within  
300'

# Petition to

Petition summary and background  
Action petitioned for

To stop the rezoning of the HSD water company land & buildings for the purpose of a Commercial Business or Industrial Business  
We, the undersigned, are concerned citizens who urge our leaders to act now to

Printed Name	Signature	Address	Comment Parcel #	Date
Jake McDonald	Jake McDonald	40937 N Rattlesnake Rd	104-46-081	10/20/16
Ed Worekman	Ed Worekman	41053 N Kenworthy Pl	104-46-0785	10/20/16
Michael Borrows	Michael Borrows	1862 E Jay Dr.	104-46-093A	10/10/16
Amanda Sandoval	Amanda Sandoval	41218 N. Kenworthy Rd.	104-46-067	10/11/16
Dorothy Schmitt	Dorothy Schmitt	41155 N Kenworthy Rd	104-46-037B 104-46-037C	10/11/16
Jolene Ramey	Jolene Ramey	41805 N Kenworthy Rd	104-46-034	10/11/16
Jim Roper	Jim Roper	42015 W Kenworthy Rd	104-46-007	10-11-16
Anna Green	Anna Green	42310 N Rattlesnake Rd	104-46-001	10-11-16
Brooklyn Wilson	Brooklyn Wilson	42118 N Rattlesnake Rd	104-46-005	10/11/16
Karen S Buechle	Karen S Buechle	41887 No. Rattlesnake Rd	104-46-041	10/11/16
Bessie T. Horton	Bessie T. Horton	41818 N. Rattlesnake Rd	104-46-035	10/11/16
Sharon Heiney	Sharon Heiney	40850 N. Rattlesnake Rd	104-46-097	10/11/16
Anna Sandoval	Anna Sandoval	41053 N Kenworthy Pl	104-46-0785	10/11/16



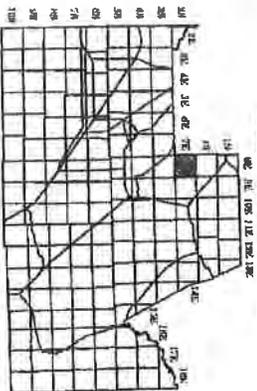
SEC. 16 TN, 02S R.G. 08E

SEE MAP 104-47

104-46

QUEEN CREEK RANCHIDS  
AMENDED  
BK 17, PG 29

LOCATION MAP



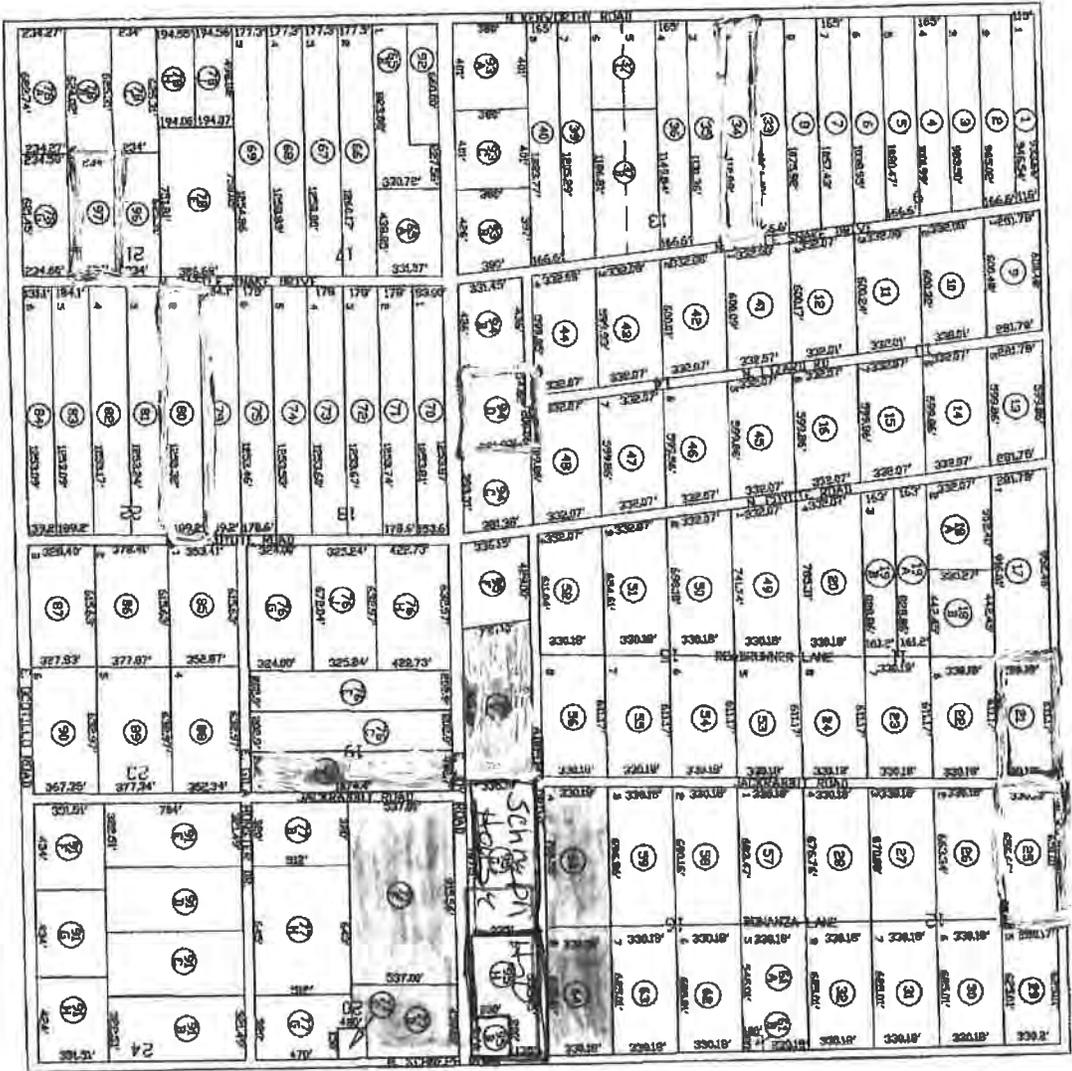
SCALE 1" = 600'  
UPDATED BY JN  
08-13-2007



VICINITY MAP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
20	29	28	27	26	25
31	30	32	33	34	35
					36

PINAL COUNTY ASSESSORS MAP



SEE MAP 104-22

SEE MAP 104-27

SEE MAP 104-24

THIS MAP IS FOR TAX PURPOSES ONLY.  
THIS OFFICE WILL NOT ASSUME LIABILITY FOR  
REPRESENTATION, MEASUREMENTS OR AREA.  
SURVEYS & SUBDIVISION PLATS ARE ON FILE  
WITH THE PINAL COUNTY RECORDERS OFFICE.

Owner  
97-R-6111

104-46-0640 - Crais Blum

104-46-0600 - Paul Barrs

104-46-077D - Carol and Butch  
104-46-77F - Mitch Green

80% of property within 300ft of  
Proposed in question

1 you very much. Thank you very much. Okay, well we're ready  
2 to get into new cases then. It looks like we have three cases  
3 to be heard as one, and we'll identify it as PZ-PA-005-16.

4 And I assume that you are ready to begin the presentation.

5 BOJORQUEZ: Correct. So presentation's up there.

6 And this right here, it really involves the three cases.

7 First case PZ-PA-005-16, PZ-004-16, PZ-PD-004-16. This PZ-PA-  
8 005-16 is proposing a Non-Major Comprehensive Plan Amendment  
9 for Moderate Low Density Residential. It's listed in the Land  
10 Use section of the Comprehensive Plan which allows 1 to 3.5  
11 dwelling units an acre to Employment. This request is also -  
12 this is also requesting approval of a rezone from SR -  
13 Suburban Ranch - to I-1/PAD Industrial Buffer Zoning to  
14 develop the Severtson Screens manufacturing facility on a 5.13  
15 acres. To date, 11 letters of opposition and no letters in  
16 support have been received. The site is located in the San  
17 Tan Valley area and the applicant is Pew & Lake. This map  
18 here shows the site in reference to the County. You can see  
19 this shows the San Tan area pretty close to Queen Creek. This  
20 is the aerial map showing the site and also some of the other  
21 land uses in the area. As you can see, there's various  
22 different types of land uses there. That (inaudible)  
23 neighborhood is strictly SR, Suburban Ranch. Across the  
24 street you have military land as well (inaudible) Peak. This  
25 is the Comprehensive Plan land use designation for the area.

1 As you can see, the site is outlined in red and is designated  
2 as Moderate Low Density Residential. Immediately across  
3 Schnepf Road to the east to the east you have military land,  
4 and most of that you have Employment designation. The  
5 existing zoning on the site is SR or Suburban Ranch, and the  
6 red line shown up there on the screen it represents a 600 foot  
7 buffer from the site. There's an aerial image of the site,  
8 and as you can see the site is currently adjacent to three  
9 main roads. You have Airport Drive to the north, Joy Drive to  
10 the south, and Schnepf Road to the east. This is a site plan  
11 provided by the applicant. As you can see, there are various  
12 entrance points to the site, a couple of entry points to the  
13 north, two entry points to the south. There's also an entry  
14 point along Schnepf Road. The blue line that's shown there  
15 along the perimeter of the site represents a six foot tall  
16 (inaudible) wall that's proposed by the applicants. The  
17 applicants also have proposed the landscaping, the perimeter  
18 of the site as well. As you can see, most of the site is  
19 currently developed, with the exception of one new building  
20 that will be up to the northwest. I believe it's 150 by 180  
21 feet. So some photo simulations provided by the applicant.  
22 As you can see, most of the site as I had mentioned, is  
23 currently developed. But as you can see towards the back, you  
24 will see a difference in the number of structures. They will  
25 be adding one building back there. This is another image just

1 showing the same location, just a little bit of a close-up.  
2 And this is a view along airport drive. As you can see, the  
3 applicant has proposed to enclose the open building that's  
4 there. The following images were taken from this location on  
5 the sites. This is looking north across Airport Drive. This  
6 is looking south onto the site. As you can see, there's an  
7 existing storage building there. This is looking east toward  
8 Schnepf Road. And this is looking west. Similar images were  
9 taken along Schnepf Road. This is looking north. This is  
10 looking south. This is an eastern view looking onto the  
11 military land across Schnepf Road. And this is looking west  
12 onto the office facility that's current there on the site.  
13 Similar images along Joy Drive. This is looking north into  
14 the sites. This is looking south across Joy Drive. This is  
15 looking east toward Schnepf Road. And this is looking west.  
16 In conclusion, the staff has recommended approval with 26  
17 stipulations. We will note that there are two typos in the  
18 staff report. One of the typos will be on stipulation number  
19 6. Stipulation number 6 should read: In the event any  
20 discrepancy or conflict arises between the applicant's written  
21 narrative for the PAD Overlay District in case PZ-PD-004-16,  
22 and the stipulations, the stipulations shall govern. There's  
23 also another typo on the staff report. This would be on page  
24 number 5, on the second paragraph where it mentions PZ-004-16.  
25 This case is for a rezone, not a Non-Major Comprehensive Plan

1 Amendments as motioned here on the staff report. And that  
2 concludes my presentation.

3 RIGGINS: Would you identify the location of the  
4 second one again?

5 BOJORQUEZ: Yes. It's going to be on page number 5,  
6 on the second paragraph where it lists in bold PZ-004-16. It  
7 should really read from essentially the first sentence, should  
8 the Commission find after the presentation of the applicant,  
9 together with the testimony and evidence presented at the  
10 public hearing, that this rezone request is needed and  
11 necessary at this location and time currently in this Non-  
12 Major Comprehensive Plan Amendments, but really, really this  
13 section should have been PZ-PA-005-16.

14 RIGGINS: Okay. Okay. Very good. So does that  
15 conclude the staff report?

16 BOJORQUEZ: Correct. I can turn it out to the  
17 Commission for discussion.

18 RIGGINS: Very good. Commissioners, any questions  
19 or comments of staff at this point? Commissioner Smyres.

20 SMYRES: Under the - excuse me - under the current  
21 zoning, SR, is there any business-type activity that can take  
22 place on SR zoning?

23 BOJORQUEZ: Yes, Commissioner Smyres. There is -  
24 actually SR, some of the most intense uses that are allowed  
25 there would be a hospital, (inaudible) dispensary with some

1 restrictions. Also professionals in a professional office or  
2 studio and public or parochial school. Some of the more  
3 intensive uses as I had mentioned.

4           SMYRES: Okay. Is rezoning to, what is it I-1, what  
5 type of activity can take place at that point?

6           BOJORQUEZ: Well, the applicant has proposed a PAD,  
7 which will exclude some of the uses, but I can list the uses  
8 that will be allowed. That would be light manufacturing and  
9 assembly of products from previously-prepared materials. Also  
10 an office, scientific or research laboratories, warehouse.  
11 Wireless communication facilities, subject to the requirements  
12 from the Pinal County Development Services Code, and also any  
13 zoning uses allowed on statutory exemptions, because of  
14 governmental entity or governmental agency performing a  
15 government function.

16           SMYRES: Okay. Under the proposal that we're  
17 considering, we're asked to accept a variance on the setback  
18 on the building and a variance of approximately one-third of  
19 the required parking spaces, is that correct?

20           BOJORQUEZ: Commissioner Smyres, the variance would  
21 be requested from the Board of Adjustments. At this time we  
22 are only looking at the rezone, the PAD and the Non-Major  
23 Comprehensive Plan Amendments.

24           SMYRES: Okay, thank you.

25           BOJORQUEZ: But the setbacks, they have been, they

1 have been addressed in the PAD with the - within the  
2 application.

3 SMYRES: Thank you.

4 RIGGINS: Vice Chair Hartman.

5 HARTMAN: Chair Riggins, thank you. Enrique,  
6 there's one thing that I think that you did not state with  
7 those types of uses that can occur, but they've got to incur  
8 within the enclosed building, do they not?

9 BOJORQUEZ: I'm sorry, can you repeat your question?  
10 I'm sorry Commissioner.

11 HARTMAN: Could any of this manufacturing or the  
12 uses that you've stated, be outside of it, an enclosed  
13 building? I think as I remember that everything must be  
14 inside an enclosed building.

15 BOJORQUEZ: The applicant's proposal, per narrative,  
16 they're proposing having all the uses inside to mitigate some  
17 of the noises.

18 HARTMAN: Okay, thank you.

19 RIGGINS: Okay, Commissioners, any other questions  
20 or comments? In that case, we'll call the applicant up to  
21 tell us how they intend to do this.

22 LAKE: Chairman, Commission Members, Sean Lake, here  
23 on behalf of the property owners and Severtson Screens, and  
24 before I get started and while we're loading the presentation,  
25 first off I want to recognize Ron and Toby Severtson who are

1 here in the audience, and Toby who is the president and CEO of  
2 Severtson Screen will address a little bit about his business  
3 and how it functions, because we think that's an important  
4 part of the application that we're presenting to you today.  
5 And also Margaret Schnepf and family members, the Schnepf  
6 family are here as well, having a lot of interest in this  
7 property. Sorry, be patient with me while I get to the  
8 beginning of the presentation. There we go. We also wish to  
9 express appreciation for working with staff. We have been  
10 working extensively with Tim in Economic Development, as well  
11 as with Enrique and Steve in Planning to attract this business  
12 to Pinal County. We're excited about it, and they have been  
13 very good in working with us, and diligent and we express our  
14 appreciation for all they've done in working with us and  
15 helping us along. What we're here today is to talk about  
16 bringing a great home grown American success story business to  
17 Pinal County, and located on the proposed property. By way of  
18 background, the property is the old location of the H2O Water  
19 Company where they ran their business out of this property.  
20 You can see many of the buildings that are there, were there  
21 to facilitate the operation of the H2O Water Company that's  
22 been there for 40-plus years. They have an approximately  
23 7,000 square foot office building in the front where their  
24 management and management staff, as well as employees, ran the  
25 business out of the office building in the front, and then

1 they have various warehouses around the site that they stored  
2 all their trucks and equipment and water trucks and  
3 maintenance equipment to keep the water company up and  
4 running, and they've been doing this out of this site for a  
5 very, very long time. Well about three years ago, the Town of  
6 Queen Creek purchased H2O Water Company and then they moved  
7 in-house the management and then all of the equipment and  
8 things that it takes to run a water company, into the yards,  
9 if you will, of the Town of Queen creek, and so really all the  
10 Town of Queen Creek purchased were the two large storage tanks  
11 that are excluded from our application. So Queen Creek has  
12 these two large massive water storage tanks out in the front,  
13 and then the Schnepfs retained the balance of the site of  
14 approximately five acres, which had the office building that's  
15 in the front, and then the various warehouses throughout the  
16 project. And over the last three years, they've been  
17 marketing what do we do with this property with all these  
18 existing improvements. It became difficult because as many of  
19 you know, a utility really doesn't need zoning. The use that  
20 they had, the industrial use of running the water company out  
21 of that site didn't need zoning because utility companies are  
22 exempt from zoning, and so it retained its Suburban Ranch  
23 zoning, and when we came forward with the Severtson proposal,  
24 the Schnepfs felt this was a good compromise to utilize the  
25 building for a very low impact neighbor, use the existing

1 facilities and Mr. Severtson and I'll talk a little bit later  
2 about why this is a perfect fit for Severtson Screens. I will  
3 then - I'll introduce Toby to come up and tell you a little  
4 bit about their business and why we think this is a good  
5 business and a good fit for this area.

6 SEVERTSON: Good morning Mr. Chairman and Members of  
7 the Commission. So I'm Toby Severtson, I am the president and  
8 CEO of the company. My father runs Severtson back here, is  
9 the one who started the company about 30 years ago when I was  
10 the - just a young teenager of about - of seven children, two  
11 foster children on top of that, living in a three bedroom  
12 house. Dad started the - dad worked at Farnsworth  
13 Construction, if you remember that, out in East Mesa, working  
14 on Sunland and Dream Land Village and all those construction  
15 sites, running the paint crew there for Ross Farnsworth. One  
16 day dad got a call from Williams Air Force Base saying we're  
17 trying to build a flight simulator and produce on the inside  
18 of it a painted coating that gives such a realistic experience  
19 to the pilots so they actually feel like they're in - flying  
20 it. And dad said well I've never done anything like that, we  
21 just paint houses but being known for his honesty and for his  
22 ability to figure out things, he went out to Williams Air  
23 Force and looked at the project and said let me see what I can  
24 do. Well, for the next six months dad went back and tried to  
25 figure out a formula that he could apply to the inside of this

1 flight simulator, since there was no paint that could do it at  
2 that time. And after about six months and many, many sample  
3 panels that all of us Severtson kids hated, because when we  
4 got in trouble we'd have to sand all these panels down and  
5 make sure that he could use - reuse them - he - we went back -  
6 he went and came up with a formula that worked, coated the  
7 inside of the simulator and within the two weeks the colonel  
8 of the base there sending him to Germany and started a long  
9 trek of sites all over the world painting these simulators.  
10 By coincidence - I'm getting into some of the next slides -  
11 but that's the background story of how we started as a  
12 company. Family-based, just a local community and started  
13 right here in our own backyard. We are now known in the  
14 industry as being one of the - we are one of the top three  
15 movie screen manufacturers in the world. We are the largest  
16 U.S.-based movie screen manufacturer. So that's kind of where  
17 we've come from and where we are. We are known in the  
18 industry as being the innovators, the ones that figure out  
19 ways to do things that everybody else - all our competitors  
20 and everybody else in the industry - are saying is impossible.  
21 So that is a little bit of background from us. We go to the  
22 next slide. So here's just a little bit about what I talked  
23 about before, dad and his start there at Williams Air Force  
24 Base, and what we started to do, including many of these. And  
25 like I said, Israel and Korea and German and many other places

1 that the U.S., at air force bases is where dad ended up  
2 traveling to and doing this. Then by coincidence - actually,  
3 let me go into this one - then by coincidence one day one of  
4 the guys in the simulation industry sat next to a employee at  
5 IMAX screens, IMAX theaters, and said hey have you met Ron  
6 Severtson? He's know for coating screens and I know you guys  
7 are doing a large direction in 3D pictures. And so IMAX  
8 contacted dad, had him out there and said can you apply your  
9 coating to a movie screen, and dad said well let me try it,  
10 and figured out a way to get that coating to adhere to that  
11 movie screen, and produced it in a water-based fashion that  
12 could no longer - that no longer needed any hard harsh  
13 chemicals or anything like that, so that it could be used  
14 inside of a movie theater without fumes that could affect the  
15 participants at the movie. Well, what we've done since that  
16 time is figured - it's branched beyond there, it's a mini-  
17 movie theater, in fact we're doing all the movie theaters in  
18 the Valley here. We do Harkins, we do the Fat Cats that just  
19 went in, the new Alamo Draft Houses that are coming in, the  
20 Movie Studio Grill, AMC off of Cooper there - we do all those  
21 movie theaters all over, and we've expanded from there all  
22 throughout the United States. We're number one in South  
23 America for movie screens, and primarily number one in South  
24 America because of what you see on the screen right now. What  
25 we did is found that - found and innovated a way to that with

1 out coating, our water-based coating, that we could make it  
2 flexible enough that we could fold our screens, these large  
3 movie screens, into a small box and ship them out. And so for  
4 areas all over the world, we're now branching into Africa and  
5 other regions, where we can fold these screens, very large  
6 screens, into a small box and ship them and make it very cost  
7 effective for our customers, but also make it something that  
8 can get easily moved into a movie theater. One of the hardest  
9 things about movie theaters is getting the screen actually  
10 into the theater. Many times holes have to be cut in walls or  
11 damage has to be done to just, or a door has to be put in just  
12 to bring the screen into the theater. So we can fold our  
13 screens and it makes it very low impact, makes it very good  
14 for us to be able to service the globe. The reason these  
15 buildings are good to us and are appealing to us, are because  
16 we right now are in three separate facilities in Mesa, and it  
17 makes it very hard to run your building out of three separate  
18 facilities. And plus, on top of that, all - it says that  
19 there's three now, we just had our fourth guy build a house in  
20 Queen Creek also, so we've got three of the four of us are in  
21 Queen Creek, the other's in South Gilbert. So we're in the  
22 area and region already. The other thing that's very nice for  
23 us, is many of these buildings that are existing, which was a  
24 shock to us when we first saw this site, is we need existing  
25 structures that have no pillars in them. The reason we need

1 no pillars is because we lay the screens out on the floor and  
2 we have a robotic spray arm that we invented ourselves, that  
3 goes - sprays up and down on the floor and sprays that movie  
4 screen so that all the coating just goes right down on the  
5 floor and there's very minimal overspray or dust that gets put  
6 into the air. We've been doing this for a number of years,  
7 and we need very large warehouses, which is why we need even  
8 the other large building built, because we send many of these  
9 screens out that way. Today, as I already mentioned, we've  
10 got many customers throughout the world - IMAX being one of  
11 the big ones, but you've heard some of the other names like  
12 Dolby, everybody knows Harkins here in the Valley, but Regal,  
13 Cinemark, AMC, Lowes, whoever, you can name it, we've done  
14 screens for the Grand Old Opry and many other name brands that  
15 are out there on the market. So that's who we are, that's  
16 what we're trying to do. Is there any questions for me?

17 SALAS: How many employees do you have?

18 SEVERTSON: I have 22 employees.

19 SALAS: Where?

20 SEVERTSON: In Mesa.

21 SALAS: In Mesa.

22 SEVERTSON: Yes.

23 SMYRES: Does that 22 include owners?

24 SEVERTSON: That is including owners.

25 SMYRES: So the total payroll's 22 people.

1 SEVERTSON: 22 people, yes.

2 SMYRES: Thank you.

3 SEVERTSON: Any other questions?

4 SALAS: What do you have in South America?

5 SEVERTSON: We do not have any facilities in South  
6 America. The way I work, is I sell through dealers and  
7 integrators, so I don't have - I don't sell direct, my movie  
8 screens to - direct to consumers. I sell through this  
9 network, and then they make their living off of buying the  
10 screen from me and reselling it to the theaters. So South  
11 America is - we're everywhere in South America, just about  
12 every country there. Any other questions? Thank you.

13 RIGGINS: Thank you.

14 LAKE: Now let me just walk through the request that  
15 we have before you, and this is - it's really a perfect fit  
16 because the existing structures on this site fit the needs of  
17 what they're looking for with those (inaudible), no pillars in  
18 the buildings, and so they can really come in, enclose the  
19 buildings and run their operations so that it does take place  
20 inside of existing facilities. But the request is for a Comp  
21 Plan Amendment and a rezoning because the previous user that  
22 used the site, the utility, didn't need zoning, and so we  
23 needed to zone it to an industrial buffer zone. But as staff  
24 pointed out, if you take the existing I-1 zoning and just lay  
25 out those uses, there was a concern that we might do a bate

1 and switch, or play games, and so what we did is we added a  
2 PAD overlay and struck out some of these other uses that we  
3 weren't intending to do so that there's some protection there  
4 that with this zoning, you know, Severtson wouldn't come in  
5 and in the next year sell it to Home Depot, or QuikTrip or  
6 something and do something more intense. The protection is  
7 really there to strike out all these other uses, other than  
8 what they will be using this facility for to provide  
9 protection, and that's written into the zoning and sticks and  
10 ties with the property. Here's an aerial view that staff  
11 presented. You can see, really, the buildings that we'll be  
12 using, this is the new building back here. All these other  
13 buildings we'll be utilizing and we'll be enclosing these.  
14 Currently they're open, and when H2O ran their maintenance  
15 operations and their trucking out of there, those were out of  
16 big open sheds, and those are currently open now, but we'll be  
17 enclosing those and putting a concrete floor inside those so  
18 that everything that happens and the application and the  
19 process occurs inside a enclosed building. So there's really  
20 not much change as far as the site layout, the buildings, and  
21 the functionality of the site from what it previously operated  
22 as. Again, here's another rendering. You can see this is how  
23 it is today, it's open, we will then be enclosing it - the  
24 building. We'll also be installing a new perimeter block  
25 wall. Currently there's a chain link fence with some wire on

1 the top. Here's another perspective. Again, open buildings,  
2 that we'll be enclosing, open here that we'll be enclosing.  
3 We'll also be removing some of the other noxious things that  
4 are on there, gas storage tanks and chemicals and things to  
5 clean up the site to make it better than it currently is. And  
6 so we'll be - we don't need those type of things, whereas the  
7 utility company did need those for all their trucks and  
8 operations that came and went from the site, we don't need  
9 those because the shipping that leaves this site through a  
10 FedEx or DHL or UPS can come to the site and pick up the  
11 screens and these boxes and then take them away and ship them  
12 around the world. So we believe that this use of this  
13 property is really a good neighbor. The uses for these  
14 buildings, the industrial uses, the utility for many, many  
15 years has been there. We have looked at this site and we  
16 think it's - ours low impact. We actually think we'll have  
17 lower traffic than what has been there historically with the  
18 H2O Water Company and all the trucks they had coming and  
19 going, plus the customer base that would come there and pay  
20 their bills. We will have less traffic than what has happened  
21 there historically. As was presented, the chemicals that are  
22 used here are not toxic, so we don't have a toxic chemical  
23 issue where we'll be storing unsafe chemicals onsite; this is  
24 all water based stuff and we've already had the County  
25 Environmental Health Services out, they came and within

1 minutes they said, you know, you guys are good, this isn't a  
2 problem. We won't be producing any dust or noise or  
3 vibrations that you typically see with some of the other  
4 industrial - heavier industrial uses. This is really a good  
5 neighbor type use that fits into an existing building. We  
6 believe it's consistent with the - with what we're proposing  
7 with the General Plan because it retains the existing  
8 character of the site, the uses that go on on the site are  
9 going to be very similar, the buildings will be very similar,  
10 the office building out in the front will be utilized the way  
11 it historically has, with less traffic, plus with Pinal County  
12 it provides an opportunity to bring a world leader  
13 corporation, corporate headquarters to Pinal County. And the  
14 employees, currently they have 22, they're looking to go up to  
15 30, but they also have salesmen around the world, if you will,  
16 that also receive their - they put food on the table by  
17 selling the Severtson Screens, and so we think this is a great  
18 business, a great asset to have in Pinal County. And so one  
19 of the benefits to Pinal County, we think, we'll be adding  
20 jobs to the County, bringing a compatible business and  
21 utilizing existing buildings the way they were designed. It  
22 will be a good neighbor with low impact, with a light  
23 industrial use and we'll be utilizing the existing building.  
24 So with that I'd be happy to answer any questions related to  
25 the site, and then reserve some time at the end for rebuttal

1 or response. Thank you.

2 RIGGINS: Thank you. Commissioners? Commissioner  
3 Smyres.

4 SMYRES: Do you have any - I guess what I'm  
5 concerned about is you said the traffic you thought it would  
6 be less than what H2O was - do you have any idea what H2O was  
7 doing, traffic-wise from over there?

8 LAKE: H2O had - I spoke with the people at H2O and  
9 I also spoke with some other people in water - that worked for  
10 the water company, they had about the same number of  
11 employees, about 30 employees, but then they also had  
12 customers coming to and from the site, and then they also had  
13 truck traffic coming to and from the site with all the repair  
14 and manufacturing. So we've got 22 employees with the parking  
15 lot that will come and go from the site everyday. We don't  
16 have customers that come to the site. It's just the employees  
17 that come to the site everyday and do their work and then go  
18 home. The hours are pretty standard working hours. Daylight  
19 hours, they're not around the clock type of a business, and  
20 then all the business happens inside an enclosed building.

21 SMYRES: One other quick question. I can't find it  
22 in my narrative now of course, but the amount of truck  
23 traffic, semis versus the smaller trucks. What was those  
24 numbers? I can't find it again. It's in here somewhere.

25 LAKE: We believe that we - at the absolute most,

1 based upon our growth, we could have maybe in the future up to  
2 a maximum of one semi a day, but then we're going to have  
3 FedEx trucks and UPS trucks on their normal rotation coming  
4 and picking up these boxes and shipping them around the world.  
5 And so really minimal truck traffic compared to the public  
6 utility that had their work trucks coming and going everyday.

7 SMYRES: Thank you.

8 RIGGINS: Okay, Commissioner Smyres - Putrick.

9 PUTRICK: What would you estimate export duty tax  
10 (inaudible) business?

11 LAKE: I don't - Chairman, Commissioner, I don't  
12 know that. I know this is one of the few companies that does  
13 actually export to China, and around the world. We don't have  
14 many of those anymore. But they do export all around the  
15 world and I don't have those numbers for you. I don't know  
16 that - I apologize for not being prepared to answer that one.

17 PUTRICK: That's important.

18 RIGGINS: Commissioners? Questions? Vice Chair  
19 Hartman.

20 HARTMAN: Chair Riggins. Sean, this question you  
21 can maybe answer, but if you can't, maybe staff can. I'm  
22 concerned that if this whole zoning on this property has kind  
23 of been through a back door situation. I mean I agree with  
24 the people that will probably speak later on, but I've read  
25 their letters and I know there is quite a bit of opposition.

1 Well, what I'm wondering about is what would happen to this  
2 property if the Stevensons [sic] no longer utilize this?  
3 Could they sell it and another manufacturing like welding or  
4 something come in there? Some heavy industrial type, noise,  
5 loud noises, and all kinds of stuff, which would be very  
6 disruptive to the area for sure.

7 LAKE: Chairman, Commission Member, you raise a good  
8 point. You know, what is tied to this property? And  
9 typically with an I-1 type of use, there are some other  
10 heavier industrial uses that are tied with it, and so having  
11 heard that at the first and the second neighborhood meeting  
12 that we've been working on this, that's why we added the PAD  
13 overlay to exclude - if you'll look at the list of allowed  
14 uses up on the screen, you can see we've crossed out or  
15 excluded most of them, so that the type of - somebody who  
16 would come in, let's say the Severtsons, for some reason, went  
17 out of business 10, 20, 30, 40 years from now, this zoning  
18 would still take place. So any type of future use that  
19 happens on this property would all have to be enclosed,  
20 inside, because that's part of it - it's light manufacturing  
21 of assembling pre-manufactured things, as opposed to welding  
22 or fabricating new things, which is more of a heavy  
23 industrial-type use. They couldn't do commercial or those  
24 type of things, so we've excluded a lot of those noxious uses.  
25 They wouldn't be allowed. And so somebody could come in and

1 if they wanted to do that, they'd have to go through this  
2 whole process again, rezoning, go through the Planning  
3 Commission and the Board of Supervisors to change the zoning.

4 HARTMAN: Bring it back before -

5 LAKE: Bring it back before the Planning Commission  
6 and the Board of Supervisors.

7 HARTMAN: Okay.

8 LANGLITZ: Mr. Chair, Mr. Vice Chair, if it's  
9 helpful to the Commission, I agree with Mr. Lake that is  
10 exactly what would have to happen. They would have to come  
11 back again. If there was an alterative type of use proposed,  
12 they would have to come back, probably do a PAD amendment or  
13 rezone again, so it wouldn't automatically happen.

14 SALAS: Mr. Chair?

15 RIGGINS: Commissioner Salas.

16 SALAS: One of the things that I'm interested in  
17 here is - there's a statement here that Mr. Schnepf has been  
18 pulling some strings to push the zoning change? So what are  
19 the strings?

20 LAKE: Chairman, Commissioner, I didn't say that. I  
21 think that was one of the neighbors that is making that  
22 accusation. I don't know of any strings that are being  
23 pulled. I know we've been working with planning staff and  
24 we've been working with Economic Development and the County  
25 has been anxious to get this - to locate this business here.

1 But I - we're - the Schnepfs aren't pulling any strings and  
2 myself and Toby have had the communication with the County, so  
3 I don't know the basis or grounds for that accusation.

4 RIGGINS: Commissioner Smyres.

5 SMYRES: I have a question, it maybe more for staff  
6 than for the applicant. Why are we going with a zoning change  
7 versus an application for a PAD or an SUP, which would not  
8 affect the zoning, it would only affect that particular  
9 business? Should it leave then we wouldn't be faced with a  
10 zoning of an industrial zoning inside a residential area.

11 BOJORQUEZ: Mr. Chair, Commissioner Smyres,  
12 unfortunately SR only allows certain types of uses, and this  
13 type of use, light manufacturing is not one of the uses that's  
14 allowed in SR, thus a PAD overlay wouldn't work for this one  
15 here. It will require a zone change, and it appears that I-1  
16 would be the least intensive zone that they could potentially  
17 rezone to, and the PAD as the applicant had mentioned, will  
18 limit some of the other intensive uses on this one here.  
19 Thus, this seems to be the most appropriate alternative for  
20 their purpose. Following up to that, this particular use  
21 would not be eligible for an SUP, since it's not listed on the  
22 list of SUPs, thus it wouldn't be something that could, you  
23 know, be removed versus having to do the whole rezone and  
24 getting a PAD and so forth.

25 LANGLITZ: Mr. Chair, if I may again add, if it's

1 helpful for the Commission, what we're doing here is basically  
2 a two step process. The zoning would allow the use, and then  
3 the PAD restricts the use to just that. So that's why we're  
4 doing zoning and also with the PAD to address the concerns  
5 voiced by some members of the public that if this thing is  
6 allowed, then we'll never know in the future what else type of  
7 uses can come in. That's the reason for the zoning and the  
8 PAD.

9 RIGGINS: Commissioners? Vice Chair Hartman.

10 HARTMAN: Chair Riggins. Sean, one of the - under  
11 the stipulations, one of them is that there be placed a six  
12 foot wall around the property, that hadn't been addressed at  
13 all, and also some landscaping, would you explain to us  
14 exactly what that entails?

15 LAKE: Correct. Yes I will. Chairman, Commission Member, the  
16 first condition requires a six foot masonry wall to be  
17 installed. Currently there is not, it is a chain link fence  
18 around the property. The Severtsons will be installing a  
19 solid six foot masonry wall that will replace the chain link  
20 fence, both visually and for security purposes, but will help  
21 protect the site on the inside. And then the staff has  
22 requested that we install landscaping outside of the wall to  
23 kind of soften and buffer along the perimeter.

24 HARTMAN: Trees and shrubs is what it says.

25 LAKE: Yes sir.

1 HARTMAN: Okay, thank you Chair. Thank you.

2 RIGGINS: Commissioners, any other questions?

3 Commissioner Shearer.

4 AULT: Yes, I'm just curious about the previous  
5 operation, commercial operations on the property relative to  
6 the age of the surrounding residential establishments. Was  
7 the previous commercial operations on this property, did it  
8 predate the residential development surrounding the area, or  
9 was it - they coincide in time?

10 LAKE: Let me just look. I think it's - I'm just  
11 verifica - for Mrs. Schnepf who is the back - the Schnepfs  
12 actually own the property directly to the west, and so if you  
13 look at the original, or the first picture, they own that  
14 property and the utility - so the Schnepfs own this home right  
15 here, and they're selling us the property. So this home right  
16 here and the Schnepfs, they're selling this property to us.  
17 So they own this property. This utility has been here 40-plus  
18 years and has been operating for 40-plus years, and it  
19 predates, I would say, most the people who live out in this  
20 area.

21 RIGGINS: Okay, Vice Chair Hartman.

22 HARTMAN: But it doesn't predate the zoning as  
23 Suburban Ranch.

24 LAKE: No, it's been zoned Suburban Ranch for  
25 forever.

1 HARTMAN: Since (inaudible).

2 LAKE: Since probably the 60s is probably when the  
3 zoning ordinance was adopted.

4 HARTMAN: Right.

5 BOJORQUEZ: Commissioner Hartman. It appears that  
6 the zoning for this site here was applied in the 70s, and it's  
7 remained the same since that time.

8 LAKE: But the SR was just established, because that  
9 was a surrounding area. Utility did not require zoning, and  
10 so they've operated not needing any type of zoning, quite  
11 frankly.

12 RIGGINS: Vice Chair Hartman.

13 HARTMAN: One point, clarification, under history it  
14 says the subject property was rezoned from General Rural to  
15 Suburban Ranch in 1971 under planning case PZ-29-6-71. So it  
16 was done in 1971. It was from general - from General Rural to  
17 Suburban Ranch in '71.

18 RIGGINS: Approximately the same time as the H2O  
19 facility. Kind of concurrent. At least at this point in time  
20 it seems kind of concurrent. Okay. Commissioners, do we have  
21 any other questions or comments to the applicant? There none  
22 being, I'll ask you to sit down and it is time to open up the  
23 public portion of this meeting. I'm going to ask a question,  
24 a show of hands, how many people intend to get up and speak to  
25 this? Okay, that looks fine then. In that case at this time

1 I'll ask the first one to come up and first you'll need to do  
2 is sign your name and address in on the register, and then  
3 tell us who you are and where you're from and let us know what  
4 you're thinking.

5           WARBINGTON: My name is Cathy Warbington. I have  
6 lived in this area for 22 years. I have come with a map and  
7 96 signatures from landowners in the area that are strongly  
8 opposed to this. We, as a part of an established community,  
9 are here in opposition to the rezoning of H2O water offices  
10 and their surrounding buildings. We, as a community, have had  
11 to fight many times to keep our rural and agricultural  
12 community. It is the main reason most of us have bought and  
13 chose to live and raise our families here. It is on record  
14 here in Pinal County the number of times people have tried to  
15 split or rezone their properties in this community. We truly  
16 feel any zoning change will open the flood gates for others to  
17 do the same. Once one land owner is allowed to change their  
18 zoning, or split their property, it will set a precedent that  
19 we will not be able to roll back. In the past, Planning and  
20 Zoning, and the Zoning Commission has always backed our rural  
21 low-keyed lifestyle. We appreciate that. There are not many  
22 communities like ours left. The Commission has told previous  
23 applicants they need to have 75 percent of the land owners in  
24 favor of their proposal. I don't believe that the burden of  
25 proof should be on the opposing land owners to do these

1 signatures and petitions to keep people from doing this  
2 against the will of the community; however, because we truly  
3 want and need to keep our lifestyle, we will continue to do  
4 our part. Just as a reminder, there is one property that was  
5 split back in the last 90s or early 2000s. It was done in a  
6 way the neighborhood was not aware of, nor was Planning and  
7 Zoning Commission, and I believe the same family that did that  
8 is trying to sell this property in question. When the  
9 Planning and Zoning Commission and/or the Board of Supervisors  
10 discovered that, they had been skirted, the statement was  
11 made, that would never happen again. One of the reasons for  
12 changing the zoning is they don't know who would want a  
13 building as such, but I know of a place in Gilbert, a  
14 beautiful home made out of three grain silos. If an architect  
15 can make a house out of three grain silos, they can definitely  
16 redesign that office building and split it up and sell it as  
17 homes. I don't know a man in my life that wouldn't want one  
18 of them big metal buildings in their backyard. So in light of  
19 the fact that we have told them in a previously meeting they  
20 need 75 percent of the land owners to be in favor of their  
21 proposal, I'm curious - we're curious - did they get any  
22 signatures on a position. And I just want to thank you from  
23 myself and from all the people in our community for hearing  
24 our concerns and our comments. We truly do not want this in  
25 our neighborhood. Now, on the map they showed you, they did

1 show a building that was not on their previous maps. If I  
2 may, this building in front here is being built as we speak on  
3 the west side of Mr. Schnepf's home. Now that's being built  
4 as of today. If anyone was to go look, that is a solid flat  
5 floor, they have some plumbing in the northeast corner of that  
6 building. That's all, the rest of that floor is dead flat.  
7 Now Mr. Severtson kind of made our case for us. They need a  
8 flat surface, that building is being built as we speak, and I  
9 don't see that Mr. Schnepf, at his age, has any reason to  
10 build a building like that. None of us do. He has also spoke  
11 today about them being world-wide. This is not going to be a  
12 small operation. This is going to be a huge operation, and  
13 regardless of what they say, I don't foresee it being 22  
14 employees, 22 people. When the water company was there, they  
15 ran half ton, three-quarter ton trucks in and out of there.  
16 They didn't run semis out of there, and the only time there  
17 was a lot of traffic there, was when it came time for people  
18 to go pay their water bills. It was not a high traffic area.  
19 We absolutely believe that if this is allowed to go forward,  
20 it's going to set a precedent that we may never be able to get  
21 out of. But we greatly appreciate your time, and for hearing  
22 our comments and concerns. Any questions?

23 RIGGINS: Thank you very much. Commissioners?

24 SALAS: Mr. Chair?

25 RIGGINS: Commissioner Salas.

1 SALAS: Ma'am, you said you had 96 signatures  
2 opposing?

3 WARBINGTON: I do.

4 SALAS: What percentage does that constitute of your  
5 area?

6 WARBINGTON: Well it depends on how you count the  
7 properties. If there's 96 signatures, we have half, more than  
8 half. I counted 172 properties, and we've got 96. And I also  
9 have the map, a map, and I kind of colored it in according to  
10 - if you want them, you're more than -

11 RIGGINS: Please, please stay, please stay at the  
12 podium.

13 WARBINGTON: A map that I have colored in of the  
14 area with the properties that we have signatures on. Now,  
15 just because we don't have the rest of the signatures doesn't  
16 mean that they're in favor of this proposal, we jus didn't get  
17 them all. There was a lot of people that weren't home or  
18 working, they had closed gates. But we have probably 95  
19 percent of the people in that area do not want this to go  
20 through.

21 SALAS: Well I'm interested in knowing how you're  
22 going to proceed on getting 75 percent, whether it's a  
23 Commission or whoever's in charge of verification of this 75  
24 percent signatures in order to change. You know, personally I  
25 can't make a decision like that if we don't even know how to

1 obtain that 75 percent, whether it's the responsibility of the  
2 staff or whoever would be the one, you know they're proposed  
3 the 75 percent signatures, and so how are they to proceed on  
4 acquiring 75 percent?

5 WARBINGTON: They can't because we have more than 50  
6 percent, so they - there's no way they can get 75 percent, but  
7 we have landowners and we have parcel numbers and addresses  
8 and signatures to go with our petition, so they're all  
9 verifiable.

10 SALAS: That might be true, but does it get to 75  
11 percent?

12 WARBINGTON: Absolutely. Abso - oh, we don't have  
13 to get to 75 percent, they would need to get -

14 SALAS: That's what I'm saying.

15 WARBINGTON: Okay.

16 SALAS: We obtained that, because you said well  
17 there's no way counting or whatever it is -

18 WARBINGTON: Well you can count. I counted 172  
19 pieces of property in our area.

20 PUTRICK: I just have two quick questions.

21 RIGGINS: Commissioner Putrick.

22 PUTRICK: Where did the 75 percent come from?

23 WARBINGTON: The County has said - Planning and  
24 Zoning has said in previous meetings that the - whoever came  
25 in with a change needed to have 75 percent of the land owners

1 in favor of their proposal.

2 PUTRICK: Staff, can we verify that?

3 ABRAHAM: Sure. So kind of to back up a little bit.  
4 Many, many years ago there was a signature requirement for  
5 zone changes. Since then, State law has been changed, our  
6 code has been changed, that the burden of proof is now on the  
7 surrounding property owners to lodge what's called a protest.  
8 They call it the protest provision, which is 20 percent of all  
9 property owners by area in number within 300 feet of a  
10 proposed site. So how that works is that they submit their  
11 petitions, staff does an analysis and makes sure that those  
12 two levels are attained, then what staff would do is alert the  
13 Board of Supervisors that they need, basically, a super  
14 majority to adopt the zone change. That protest provision,  
15 staff - is if we get the material in time we tell the  
16 Commission there's a substantial amount of opposition, but it  
17 doesn't affect your vote. Like you wouldn't need a super  
18 majority to recommend to the Board of Supervisors. Since we  
19 don't have that information, we have to look at that if the -  
20 if we move forward today, we would look at that information,  
21 then tell the Board of Supervisors how - the appropriate way  
22 to respond to that.

23 PUTRICK: Okay, and they have submitted the  
24 signatures - the petitions?

25 ABRAHAM: I don't know, did they? Did you get

1 anything? Okay, no so -

2           WARBINGTON: We've always just brought them with us.  
3 We did submit some comments online.

4           PUTRICK: Just quickly, just so you know, it's not  
5 official, it's hearsay, unless it's submitted officially.

6           WARBINGTON: Well, we were not -

7           PUTRICK; Well, I know, I understand. I'm just  
8 telling you what the law is. So it's essentially hearsay,  
9 unless it's submitted to the County officially. Is that  
10 correct?

11           ABRAHAM: Yeah, that's correct. There needs to be a  
12 time to analyze the petition, so - and sometimes there's a lot  
13 of property owners, there's some numbers involved, it's  
14 something that we certainly couldn't do at the hearing today,  
15 but I think what the Commission just in something like this,  
16 you put it in the realm of there appears to be a large number  
17 of anti sentiment to this.

18           RIGGINS: Okay, a question on my part just to make  
19 sure I understand the timeframe that you just mentioned. The  
20 ability of the community to lodge their signatures still  
21 remains between the period of time of this Commission meeting  
22 and the Board of Supervisors meeting.

23           ABRAHAM: Absolutely.

24           RIGGINS: Okay. So that is something that can be  
25 done during that period of time. As you know, the Commission

1 only makes a recommendation to the Board of Supervisors, the  
2 Supervisors make the decision. But I think we've enumerated  
3 it then, what our process is and our procedure and we've taken  
4 away some of the 75 percent and what that means. We now have  
5 a procedure and we know exactly what to do with it.

6 WARBINGTON: Well several of us sent comments to Mr.  
7 Bojorquez and at no time did he say we needed to get these  
8 signatures in at a certain time.

9 RIGGINS: Well it sounds like to me that there is a  
10 process and a venue open at this point. So that would be  
11 something to take up with staff and to proceed with.

12 WARBINGTON: So I need to give them these  
13 signatures.

14 RIGGINS: And you can - I'm sure you can get an  
15 appointment set up and get things along as soon as this is  
16 done.

17 PUTRICK: And just to add, this is like gathering  
18 signatures for somebody running for office, so they have to be  
19 - they also have to be notarized, okay? So when you do the  
20 forms, they have to be notarized as well. It's all part of  
21 the State requirements.

22 LANGLITZ: Mr. - yeah, Mr. Chair, we - yeah. I  
23 would just be a little concerned about giving advice on how to  
24 comply with the State statutes. We -

25 PUTRICK: Yes, I concur totally. We should not give

1 advice from the Commission, but there is a venue that's been  
2 established in an open meeting and, you know, please examine  
3 that and, you know, examine your best interests in that and  
4 deal with staff to figure out the directions to go.

5 WARBINGTON: So these signatures need to be  
6 individually notarized?

7 PUTRICK: I would say that we can't answer that  
8 today. I would say that we cannot answer that today.

9 LANGLITZ: The statute is when you go to Arizona  
10 Revised Statutes, it's in Title 11, which deals with counties.  
11 And then there's the section that will talk about zoning and  
12 is it the 600s? Do you know? I don't remember exactly in  
13 there, but it'll set forth the process of what you'll need to  
14 do.

15 WARBINGTON: So who are we going to need to talk to  
16 get this process?

17 LANGLITZ: You might want to consult an attorney, or  
18 we can send you a copy of the statute. Yeah, we can -

19 ABRAHAM: Yeah, we can do that. And then also turn  
20 in whatever you have. We'll take a look at whatever you've  
21 put together, we'll evaluate it, accord it to our statutes and  
22 our codes to make a determination to the Board. You know,  
23 this isn't the first time we've had to do something like this,  
24 so I'll help Enrique kind of go through all those names and  
25 all those lists that you've put together.

1           WARBINGTON: Okay, thank you very much.

2           ABRAHAM: You're welcome.

3           RIGGINS: Any - Commissioner Salas.

4           SALAS: Is there anybody with your group that can  
5 answer my previous question on who was pulling strings?

6 There's an allegation that was made and evidently it's public  
7 and it's come to our attention, and that disturbs me. You  
8 know, to make an allegation like that, that somebody's pulling  
9 strings.

10           WARBINGTON: Yeah, I did not put that in my letter  
11 whatso -

12           SALAS: And you don't have any information as to who  
13 that could have been?

14           WARBINGTON: No, people sent in their individual  
15 comments, so what other people sent in, I have no clue. I  
16 know what I sent in.

17           SALAS: Well, for me that's a serious allegation.

18           RIGGINS: Okay, Commissioners, any other question of  
19 the speaker? Thank you very much. Our next person that would  
20 like to speak? If you could please write your name and  
21 address down on the log there and then give that information  
22 to us before we begin.

23           ERICKSON: Yes sir. Yes. Good morning, my name's  
24 Patrick Erickson, I live at 40797 North Kenworthy Road. I  
25 bought the property about 14 years ago. The previous speaker

1 mentioned that the last rezoning in the area was about 14  
2 years ago. She's not correct on that one. But the second  
3 previous one was, it was my next door neighbor. He had 4.4  
4 acres. He asked for it to be rezoned to Suburban Homestead,  
5 so 2.2 acres each. It was approved, even though the Board of  
6 Supervisor had voted in opposition, it was unanimous with the  
7 three Supervisors at that time, and so there's some confusion  
8 on hey you guys voted against it, the Board of Supervisors  
9 passed it. Bottom line is the property is now occupied by my  
10 next door neighbors, they're great neighbors. They've got a  
11 5,000 square foot house, they don't have any children.  
12 Benefit to the County. No road improvements, no additional  
13 kids, but the taxes went from a vacant lot to a multi-million  
14 dollar property, and so you can imagine what the tax rate  
15 increase was. Brought in a beautiful house, it's a standard  
16 that you seldom see inside Pinal County, and it was a  
17 successful rezone application. The last one that was rezoned  
18 successfully was over on Ocotillo Road on Rattlesnake. They  
19 rezoned that commercial. And then there's another commercial  
20 property inside this area also. So there's already two  
21 commercial properties and there has been successful rezoning  
22 inside there. I applaud the staff for citing the State laws  
23 and everything else, the 300 foot setbacks and then the 600  
24 foot setbacks for public comment. I know the staff has done  
25 their work perfectly because I went through this process about

1 four years ago. I came in front of - I think only three of  
2 you were here at that time. I asked for my property to be  
3 split and it was turned down. The reason - I take that back -  
4 I asked my property to be rezoned so I could build a house for  
5 my parents. Even though these people that speak in opposition  
6 here they don't like the words I use, I'll just call them  
7 mean. They stood up and said my parents weren't old, they  
8 weren't ailing. I didn't need to have the opportunity to  
9 build my parents a house. My parents died within a year and I  
10 buried them, so that's my statement. And there's consequences  
11 for these people standing up and just saying anything they can  
12 possibly say to get their way. Again, my parents were old,  
13 they were ailing, they were 40 miles away when the time came  
14 for me to go and support them. I wasn't there in time and I  
15 buried them both on the same day. Thank you.

16 RIGGINS: Any questions? Thank you. Thank you.  
17 Okay, next person that would like to speak. Yes, and if you  
18 could please give us your - write your name and address down  
19 there on the log and then tell us that and -

20 DANIELS: My name is Renate Daniels and I live at  
21 2950 East Pima Road, and I'd like to say first of all that I'm  
22 opposed to this, and the biggest reason is the traffic. We're  
23 going to increase the traffic along Pima, Schnepf, Ocotillo,  
24 it's gotten horrendous, I would say, in the last six years.  
25 I've had to call up gravel truck companies asking them not to

1 drive down Pima Road. The employees of the new company,  
2 including their trucks, their delivery trucks, it will be  
3 semis. I feel insulted that the attorney talked about parcel  
4 and FedEx when the slides definitely show less than truckload  
5 traffic and perhaps truckload. I'm not sure what their  
6 inbound tonnage is, but I would like to know what their  
7 outbound shipment number is per day, and what their tonnage is  
8 per day, outbound and inbound. The semis will go down Pima  
9 Road, they will go down Ocotillo, and they will go down  
10 Germann and Schnepf. And they may even go down some of the  
11 side streets to avoid traffic. Our neighborhood is a great  
12 neighborhood and everyone there has moved there because of  
13 their children. We ride our horses up and down the road, kids  
14 ride their bicycles. We have several handicap. Our speed  
15 limit is 25 and it's not enforced. The police do the best  
16 they can, but we see people during the day cut through that  
17 neighborhood to avoid the congestion on Ironwood and Ocotillo.  
18 And there's going to be a lot of road repair with these semis.  
19 Even if his product is not real heavy, those semis that are  
20 coming to pick up his product could have 20-30,000 pounds,  
21 which will tear up our roads. Now I don't know if the zoning  
22 is going to change, if it's going to happen, but perhaps the  
23 community can work together. Maybe what we need in our  
24 neighborhood, number one I have a hard time believing we do  
25 not have truck restrictions in our subdivision. I come from

1 the Midwest, and most neighborhoods you are not allowed truck  
2 traffic. I think we need more stop signs, or even speed  
3 bumps. I have seen people go down Pima Road, 25 mile an hour  
4 speed limit, going 55, 65, most of them are going 45 and 50.  
5 And everyone in the neighborhood has called the police and  
6 (inaudible) out there and given tickets. And the trash is  
7 unbelievable. I see pee cups, power drink - I know these  
8 people are cutting through the neighborhood to go somewhere,  
9 to work some place, and throwing their trash out the window.  
10 Now I don't know if there's a way to work things out to where  
11 we can avoid traffic, and I think that's the major concern of  
12 everybody in the neighborhood, is the through traffic. That's  
13 all I've got to say.

14 RIGGINS: Thank you. Commissioners, any questions?  
15 Commissioner Putrick.

16 PUTRICK: Ma'am? Your comments about the traffic I  
17 think are well taken. This Commission does not have purview  
18 over speed limits and roads and things like that, that's  
19 another part of Community Development or the County.

20 DANIELS: (Inaudible) we need more stop signs, or  
21 there needs to be posted no through traffic, especially for  
22 trucks. You know, the newer neighborhoods - we're an old  
23 neighborhood. The newer ones have taken care of that. All  
24 the new subdivisions, you get lost if you go in them. And  
25 there's a reason for that, so there's no through traffic.

1 Perhaps we can work with this company and the County to do  
2 something to protect our neighborhood, not just for this, but  
3 future. They're not the only problem.

4 PUTRICK: No they're not. I -

5 DANIELS: No they're not. And Schnepf Road  
6 shouldn't be. Why would Schnepf be 45 miles an hour, when  
7 they changed that from 25 to 45 they -

8 PUTRICK: I can't answer that, but what I'm saying  
9 to you is that your biggest problem with traffic is not going  
10 to be Schnepf. It's already here. It's the growth in the  
11 area. Encanterra is an example.

12 DANIEL: No, they're going to contribute  
13 (inaudible).

14 PUTRICK: (Inaudible) Creek, all of that, all that  
15 traffic is going north in the morning on Ironwood, and coming  
16 south on Ironwood in the evening, and it's a scary road. I'm  
17 not afraid to drive in traffic at all, but there are some  
18 scary people on Ironwood. So that's a thing that you should  
19 bring up with staff to see who you should talk to about doing  
20 something, and I think that's a reasonable alternative to your  
21 question about traffic. But the way growth is, you know, and  
22 you know that they've told you that Schnepf is a major  
23 arterial, and that's the reason they raised the speed limit to  
24 45, and that it's going to - it may change again. But your  
25 problem is mainly work traffic.

1           DANIELS: No it's - well, that's the problem right  
2 now, but allowing this rezoning, we're going to have semis in  
3 there. I spent my entire career in the trucking industry and  
4 I saw those slides, that is not parcel. That is less than  
5 truck load. You're looking at shipments that are over 1,000  
6 pounds, 500 or more. Parcel does not pick that up. Either  
7 one of those pictures they showed. And they haven't provided  
8 to us the number of shipments that are coming in. If they're  
9 as large and world leader, they're going to have more than  
10 what they said coming in and out of there. They've got to  
11 have all the inbound freight coming in to manufacture or make  
12 their product, or assemble it or whatever they do. And then  
13 they've got to have the truck traffic coming out. And to my  
14 knowledge, because I said something to the police department,  
15 and they said there were no tonnage limits on our roads. So  
16 that's going to get semis and you know semis are gonna - well,  
17 by rezoning it I don't know what comes first. The cart or the  
18 horse. But right now we're talking about zoning that's going  
19 to bring semis into our neighborhood that little kids are  
20 riding their horses, and that's going to spook the horses, and  
21 they're going to get injured.

22           PUTRICK: But I think what I'm saying is that your -  
23 the worst of your problem is not semis coming in.

24           DANIELS: Well it will be. It is. One of my - I  
25 lived on Pima with semis coming through.

1           PUTRICK: I'm not going to argue with you about it,  
2 okay? You have an opinion and that's fine and you expressed  
3 it, and we thank you for that.

4           RIGGINS: Vice Chair Hartman.

5           HARTMAN: Chair Riggins, could we ask Lester Chow  
6 (inaudible) to address the traffic situation in that area.  
7 And PCs knows anything that's going to change to improve some  
8 of the problems, current problems that are there, and  
9 multiplied by maybe this land use.

10          CHOW: Chairman Riggins, Vice Chair Hartman. Like  
11 any other site plan that this will be required to do, they  
12 will be, or they had a traffic analysis that will identify the  
13 volumes produced by this company and it'll identify the type  
14 of vehicles also, whether it's a van, semi, half ton, that  
15 kind of stuff. So that could identify those, including the  
16 employees and the peak hour times in the morning and the  
17 afternoon. So it will identify the traffic. As far as the  
18 roads that they use, I mean they're all public roadways, so,  
19 you know, they all have the right to use them. Schnepf,  
20 Kenworthy, Pima, they all are identified as arterials, so  
21 those are the main roads that the people will be traveling on.

22          RIGGINS: How about Joy and Airport?

23          CHOW: Well, they're not arterials, but they are  
24 public right-of-ways.

25          RIGGINS: No restrictions currently?

1 CHOW: No. No.

2 RIGGINS: Okay. All right. Commissioners, anything  
3 else? Yes. The next person that would like to come up and  
4 speak, please. Please. And remember to please write your  
5 name and address down, and then tell us before you begin.

6 MACDOUGALL: My name is Julia MacDougall, my husband  
7 Dave MacDougall. We've been residents in the community for  
8 about 20 years.

9 SALAS: Excuse me, is that on.

10 MACDOUGALL: Oh, is that better?

11 RIGGINS: Better.

12 MACDOUGALL: I'm sorry. Thank you for taking the  
13 time to hear our neighborhood concerns. I think there's been  
14 a lot of talk whether this company is a perfect fit for the  
15 location. An awful lot of talk about that. Our concern, is  
16 it a perfect fit for our neighborhood, the one we've been in  
17 for over 20 years. The one that is zoned agricultural. The  
18 one we raised our families in. Our children ride horses by  
19 the side of the street. Our pets will occasionally run out,  
20 our children. It is an agricultural community. And although  
21 it might be a good fit for the world's - or the U.S. largest  
22 manufacturer of movie screens, which I congratulate, I have  
23 doubts whether it fits into our agricultural neighborhood.  
24 And yes, I was one of the people who got the signatures from  
25 the neighborhood. Everybody was so grateful. It's like we

1 all want to preserve what we have, but the average working  
2 person is so busy, they're not sure which way to go. We don't  
3 have legal counsel. We get signatures, we try to show the  
4 Commissioners that we're interested in maintaining the  
5 integrity of our community, but it's difficult. And we'll  
6 surely follow the recommendations now that we know them. But,  
7 you know, we just fear that once our zoning regulations are  
8 breached, our neighborhood will change, it will be lost  
9 forever. And there's no way that we can find a replacement.  
10 We're not like a company looking to relocate. This is where  
11 our families are raised, and once the zoning is changed, for  
12 one, how would we ever stop it for another and another? As  
13 our neighborhood forever changes, I fear for the safety of our  
14 families riding horses down our street as the traffic  
15 increases, for the pet or child that runs into the street as  
16 more and more trucks come in with the zoning changes. We are  
17 asking you, sincerely, for your help to keep the integrity of  
18 our neighborhood. Let us remain agricultural. There has to  
19 be other locations and options for this company that does not  
20 involve putting our neighborhood at risk. We fear that  
21 granting them a zoning change is a huge risk factor to the  
22 life of our community. That's everything. Thank you.

23 RIGGINS: Thank you. Any questions, Commissioners?  
24 Okay, thank you very much. Anyone else? Would anybody else  
25 like to come up and speak?

1           ??: (Inaudible)?

2           RIGGINS: That's a good question. No one's ever - I  
3 don't believe so.

4           ABRAHAM: It's the discussion of the Chair, but I  
5 don't think we've done that before.

6           RIGGINS: No, in all the years I've sat here, no  
7 one's ever asked that.

8           ??: Last time I was here I (inaudible).

9           RIGGINS: Oh my. Okay.

10          ??: (Inaudible).

11          ??: Okay. Does anybody else wish to speak?

12          ABRAHAM: Mr. Chairman, I have a statement that Mr.  
13 Kanavel would like me to read into the record, but if you are  
14 done with the public hearing, with the public, I will wait  
15 until then.

16          RIGGINS: Do you have something new?

17          ??: Yeah, in answer to the (inaudible).

18          RIGGINS: Since you're the last one, please don't  
19 plow any old ground, but if you something good, would you give  
20 us your name and address again verbally?

21          ERICKSON: Yes sir. Patrick Erickson, and my  
22 address is 40797 North Kenworthy Road. That is the property I  
23 own, however I grew up a mile away from here. I went to  
24 school with the Schnepf kids, and earlier you were asking  
25 about whether the H2O was there before the rezoned. This 960

1 acres has been subdivided, was Schnepf properties. They owned  
2 all 960 acres. They subdivided the road for transfer to the  
3 County at the time, and the water company did not exist at  
4 that time. A couple years later, about '73, we started  
5 putting in the pipes because Schnepf, H2O water company was to  
6 provide water to this subdivision. The 960 acres were there  
7 kind of first, and then the water company came in right after  
8 that. But it's all there because of Schnepfs. Again, if they  
9 didn't want to divide their property into the subdivision,  
10 none of this would be happening right now. So they were  
11 extremely great family out there, and again, they use their  
12 wisdom. A lot of the other properties out there instead of  
13 subdivided, they went ahead and split, so they from a square  
14 mile to five parcels, and then those five parcels split into  
15 five parcels, and those are the ones where the County has  
16 problems with. The roads are not the County ones to maintain,  
17 and everything else. So this is actually a proper subdivision  
18 of 960 acres done by the Schnepfs, so.

19 RIGGINS: Thank you.

20 ERICKSON: Any questions?

21 RIGGINS: Any questions? Okay, very good. Well  
22 then at this point in time, there being nobody else that  
23 wishes to speak to this case, we will close the public portion  
24 of the meeting and I will recognize staff has a statement that  
25 they wanted to bring before the Commission.

1           ABRAHAM: Thank you Mr. Chair, and this is on behalf  
2 of Tim Kanavel who couldn't make it with us today, and I will  
3 definitely be brief, because we can enter this email in its  
4 entirety as part of the record as it moves forward. To the  
5 Chairman and distinguished Members of the Pinal County  
6 Planning and Zoning Commission: I do apologize for not being  
7 at the Commission meeting in person and respectfully ask that  
8 this letter be read into the official record for the meeting  
9 of Thursday, October 20, 2016. As the Pinal County Economic  
10 Development Manager, I fully endorse the applicant's request  
11 for approval based on the following 13 reasons. That based on  
12 the factors listed above, I ask the P and Z Commission Members  
13 vote for approval of the client's application. Should the  
14 Planning Commission have further questions, please contact me  
15 at your convenience. I can be reached by cell. And he has a  
16 bullet point list of several reasons that the Commission  
17 should approve it, so we'll go ahead and enter that into the  
18 record.

19           AGUIRRE-VOGLER: Would we have time?

20           RIGGINS: Well of course I have - of course I have -

21           AGUIRRE-VOGLER: Could we have time for those to be  
22 read?

23           RIGGINS: Would the Commission like to hear the  
24 bullet points?

25           HARTMAN: Yes.

1           AGUIRRE-VOGLER:  Yes.

2           RIGGINS:  Okay.  If you will, please.

3           ABRAHAM:  I'll just read them in order.  This  
4 project is in keeping with the Board of Supervisors Public  
5 Declaration to enhance economic development, job creation and  
6 capital investment as a County-wide priority.  The jobs  
7 created by this project will be good paying manufacturing  
8 jobs, with good employee benefits.  The jobs created will be  
9 skilled manufacturing-type jobs that will enhance our  
10 residents workforce and skill sets.  Products created by the  
11 company will be sold worldwide.  The greater San Tan Valley  
12 area is in desperate need of non-retail type jobs.  The  
13 company that is seeking to locate at the site will bring much  
14 needed tax revenue to the County through taxes paid on  
15 property, both real and personal, and through wages paid to  
16 employees.  The company will have a low impact environmentally  
17 on the subject area.  They are - it's the same compliance with  
18 air quality regulations.  The company will have a low impact  
19 on traffic in the area.  The company will have a low impact  
20 acoustically on the area.  The location is already a business  
21 site.  Queen Creek (inaudible) storage and is currently  
22 adjacent to the property.  (Inaudible) company's present  
23 operations and twice remarked to the owners that several times  
24 how quiet the operations were.  There was no smell (inaudible)  
25 their entire operations, except some storage was contained

1 inside their buildings. And lastly I believe this company  
2 would be a great corporate asset to Pinal County. That  
3 includes the bullet points.

4 RIGGINS: Thank you.

5 SALAS: I have a question.

6 RIGGINS: Commissioner Salas.

7 SALAS: Is there any listing of what the wages are  
8 going to be for these - supposed all these workers?

9 ABRAHAM: Maybe the applicant could answer that.

10 RIGGINS: Would the app - it's time for the  
11 applicant to come back up and give any rebuttal you wish, or  
12 any last closing comments to the Commission.

13 LAKE: Chairman, Commission Members, I will go ahead  
14 and answer some questions. Specifically the wages. Some of  
15 the lowest paid \$10-15 an hour, upward to \$20 an hour, salary  
16 employees as well. And so that's a broad range of wages. I  
17 don't have a list of all 22 or potentially 30 employees and  
18 what their wages will be, but they'll be good quality, good  
19 paying jobs. Let me address a couple of things. It was -  
20 there was an accusation that there's some type of - I'm - not  
21 above the board activity with Mr. Schnepf building a metal  
22 building on the west side of his home. Now keep in mind that  
23 our property, then Mr. Schnepf's home to the west, and then on  
24 the other side of his home he's building a metal building to  
25 store some of his goods. I don't know why that's - there's

1 something wrong with that. I know people build buildings on  
2 the side of their homes to store their personal belongings all  
3 the time. I don't understand where the - why that - to  
4 interpret something bad about that. Let's see. The screens,  
5 there was talk about the heavy weight of the trucking traffic  
6 that will come. The big screens that they have and then they  
7 fold up into these boxes weigh about 500 pounds. That's not  
8 that heavy of a load, considering a lot of industrial uses or  
9 manufacturing uses that you have. So there's really not a lot  
10 of weight into that. Schnepf Road is an arterial roadway. It  
11 is a section lined road, a mile lined road, and we've all seen  
12 in the last 25 years that I've been down in Pinal County doing  
13 rezoning projects, the transformation of the area. Schnepf  
14 Road has gone from a small little sleepy road to the  
15 proliferation of residential units that have been developed in  
16 San Tan Valley, Queen Creek, Pinal County, and that traffic  
17 that is happening south here is, as you pointed out, coming  
18 north in the morning, and then going south in the evening. I  
19 remember when we put together a plan to widen Ironwood Road  
20 and how we were going to do that, to carry the traffic. Well  
21 Ironwood is bursting at the seams, so what happens is people  
22 use Kenworthy or they use Schnepf as alternative routes. Well  
23 in the future, Schnepf is going to be a big main road, and it  
24 will carry traffic north up and past Germann. As we all know,  
25 Highway 24 which we take now to get off the loop road in

1 Phoenix, we take 24 to take it out to Ellsworth, 24 will be  
2 extended all the way out to Meridian by Mesa and Queen Creek  
3 here shortly. They have funding for that. And then that 24  
4 will also then be extended out past this area, and so Schnepf  
5 will be connecting into 24 at some time in the future. So a  
6 lot of the traffic that you see from the development that's  
7 occurred over the last 25 years, from the south will be coming  
8 up and through Kenworthy and Schnepf, and Ironwood up into the  
9 freeway system and dispersed through the project. Regardless  
10 of whether we go here, there will be a substantial amount of  
11 traffic on Schnepf Road. There's nothing I can do or change  
12 about that. We don't produce much traffic. All of the  
13 traffic that we produce will be coming and going from Schnepf  
14 Road. The trucks that come onto this site will exit onto  
15 either - or Joy or Airport, and then go straight to Schnepf  
16 and then out. They will not be turning left or going west  
17 through the neighborhood. No truck traffic will go west  
18 through the neighborhood, we can direct that and make sure.  
19 If you're comfortable, we can put signs out there that all  
20 traffic goes directly to Schnepf and then out to the arterial  
21 roadway system to get around the Valley. Let's see. Make  
22 sure I - as far as setting a precedent, this is an unusual  
23 case. Typically when I've come before this Commission in the  
24 past, we're here to talk about farm land and developing and  
25 changing the very nature of a property that has been farmed

1 for 50 to 100 years. This is not the case here. This is a  
2 piece of property that has been used with these existing  
3 buildings for 40-plus years, in an industrial-type  
4 environment, with truck traffic and employees coming and going  
5 from this site. We are - because it was utility, they didn't  
6 require zoning. We are here to request zoning to have a  
7 similar type of traffic or less, similar type of enclose.  
8 We're actually more - we do all of our work in enclosed  
9 buildings, whereas H2O didn't, so we feel we're less impactful  
10 on the surrounding. We're also going to be putting up  
11 perimeter landscaping and screen walls to enhance the  
12 surrounding of the property. So we think we're less impactful  
13 than the previous use that's been there for many years. We  
14 think this is a great business, a great asset to come to Pinal  
15 County. We think this is good jobs and good people, and a  
16 score for Pinal County. So we would urge your recommendation  
17 for support.

18 RIGGINS: Okay, Commissioners.

19 AGUIRRE-VOGLER : I have a question.

20 RIGGINS: Commissioner Aguirre-Vogler.

21 AGUIRRE-VOGLER: One of the concerns was the truck  
22 traffic, and I don't think that was answered. And then  
23 where's the entrance going to be? Off of Schnepf into what?

24 LAKE: The - Chairman, Commission Member, the main  
25 point of access is off of Schnepf Road and that's where all

1 the employees will be coming and going into and from the site.

2 AGUIRRE-VOGLER: And they won't go in on a street  
3 and then turn into the -

4 LAKE: Well the main point of access. There are  
5 access points to the backyard that are off of Airport and Joy  
6 where the trucks will be coming down, you know, a couple  
7 hundred feet down Joy or Airport, go into the yard and then  
8 their product, the box will be loaded and then they'll egress  
9 out onto Joy Road and then out to Schnepf and then disperse  
10 through the arterial roadway.

11 AGUIRRE-VOGLER: (Inaudible) is really going to be  
12 off of Joy. I mean once you get off -

13 LAKE: They'll be a couple trucks that come and go,  
14 but most of the traffic will be off of Schnepf with employees  
15 and their passenger vehicles coming to the site and parking at  
16 the office building.

17 AGUIRRE-VOGLER: So estimate kind of how many trucks  
18 will be taking.

19 LAKE: We said - we're hoping to get upward of maybe  
20 one semi a day, and then you'll have FedEx and DHL and UPS.

21 AGUIRRE-VOGLER: Okay, thank you.

22 RIGGINS: Okay, Commissioners? Commissioner Smyres.

23 SMYRES: Approximately, and I know this is a wild  
24 guess, how many of the fold down screens do you ship a day?

25 ??: (Inaudible).

1           SMYRES: I'm sorry, how many?

2           LAKE: He said ten every two weeks.

3           ??: (Inaudible) go in one truck.

4           SMYRES: Okay. So you would ship - okay. Because  
5 weight requirement, they're not going to go by UPS or FedEx.  
6 Size requirement, I'm sure -

7           ??: (Inaudible).

8           ABRAHAM: Sir, can you go to the podium please?  
9 Thank you.

10           SEVERTSON: We do a lot of home theater screens, as  
11 well, so those get picked up just by your small parcel trucks.

12           SMYRES: But the larger ones would have to go out by  
13 semi.

14           SEVERTSON: Yeah, the larger ones go out - well, I'm  
15 not exactly sure what constitutes a semi. The larger FedEx  
16 truck that comes to pick them up.

17           SMYRES: The weight requirement, size requirement,  
18 (inaudible).

19           SEVERTSON: Yeah, 20 or (inaudible) that they'll  
20 come and pick up, and they'll pick up - you know, we ship them  
21 in bulk. People, usually when they order a movie screen, if  
22 somebody orders a movie screen from us, they might be do 12,  
23 all 12 theaters at one time. So we'll ship 12 theater screens  
24 to them at one time. And that might come, like I said, once a  
25 week or so that they'll come and pick up those things.

1           SMYRES:   Okay, thank you.

2           RIGGINS:   Thank you.   Commissioner Putrick.

3           PUTRICK:   Yeah, I'd just like to bring up the point  
4   that if you'll look at what's happening in Queen Creek, that's  
5   coming this way.   That growth is coming this way.   That  
6   traffic is coming this way.   And there's nothing - we don't  
7   want to stop it, but those changes are going to happen.   24,  
8   the so-called Gateway Freeway is going to run from 202 all the  
9   way over to 60 east of here in Apache Junction eventually.  
10   Ellsworth and Ironwood are the, sort of the North-South  
11   Freeway at the moment, and that's why there's so much traffic.  
12   Eventually when we have - whenever that is - the North-South  
13   Freeway, that's going to relieve some of that north/south  
14   traffic, but it may impact you as well because if you'll look  
15   at the corridor, the proposed corridor by ADOT for the North-  
16   South Freeway, it's going to be pretty close to where you guys  
17   are.   So there are a lot of things coming that are going to  
18   change things over which the greater good of the County - and  
19   that's what we're charged with is the greater good of the  
20   County - for all 425,000 residents of the County.   So we have  
21   to, we have to take a broader view of these kinds of  
22   developments.   And I just, I say that every meeting, I think.  
23   That's all I have.   Thank you.

24           RIGGINS:   Commissioners?   Vice Chair Hartman.

25           HARTMAN:   Chair Riggins.   Shane.   One of the things

1 that I wonder and worry about is when you get new uses of  
2 parcels, the tax base. Under the utility, I'm sure they don't  
3 pay that much taxes under utility, public service. So I - the  
4 tax base, tell me about what will happen to the tax base?

5 LAKE: Well, Chairman, Commissioner Member, the tax  
6 for property, my understanding the utility does not pay taxes  
7 on property for a utility, so it's zero. And so when it - it  
8 will then convert to private property or private use, and then  
9 it is taxed at the commercial rate, the County's commercial  
10 rate. So there will be new source of revenue. And then when  
11 you run an operation out of it, you'll all of a sudden have  
12 more than just property tax and sales tax and other type of  
13 taxes that will be applied by the utilization of this  
14 property, as opposed to just sitting there and doing nothing.

15 RIGGINS: Thank you. Commissioners, any other  
16 questions of the applicant? Okay. Thank you very much. All  
17 right, I'll turn it back to the Commission then for any  
18 further discussion on these cases, or motions. Whatever  
19 direction is the pleasure of the Commission. Does he - there  
20 we are. Yes.

21 LANGLITZ: Mr. Chair, if we may, we've been  
22 discussing briefly here the issue of truck traffic, and we're  
23 thinking of adding a stipulation which Enrique will read to  
24 you, which will basically keep truck traffic consistent with a  
25 diagram that's shown that will basically just go around the

1 property, that's it. If it comes in on Joy, just to the back  
2 of the property and back out, and onto Schnepf, so that the  
3 truck traffic will not go further west into the neighborhoods.

4 RIGGINS: Are you contemplating a stipulation that's  
5 binding on the property?

6 LANGLITZ: Yes, it would be a stipulation to the  
7 PAD.

8 RIGGINS: Yeah, mm hm.

9 LANGLITZ: And we have not discussed -

10 RIGGINS: That's good, because I was planning on  
11 introducing one anyway, so it makes it simpler.

12 LANGLITZ: I was reading your mind, Mr. Chair. We  
13 have not discussed that yet with Mr. Lake or the applicant,  
14 but it's pretty straight-forward. Would you like Enrique to  
15 read what we've come up with?

16 RIGGINS: Would the Commission like to hear that at  
17 this point? Let's go ahead and let them read this,  
18 Commissioner Salas and -

19 SALAS: It's pertaining to what he's going to read.

20 RIGGINS: Okay, well then go ahead. Commissioner  
21 Salas.

22 SALAS: My question is, is this going to affect the  
23 advice that these people have been given to turn in their  
24 petition and whatever action's going to be taken or not?

25 LANGLITZ: Mr. Chair, Commissioner Salas, no.

1 Absolutely not. They will have an opportunity between now and  
2 when this goes to the Board of Supervisors to file their  
3 written protest, and if the numbers meet, I think it's 20  
4 percent within 300 feet, then it would require a super  
5 majority of the Board of Supervisors to approve it, which is  
6 basically four out of five. And between now and then if there  
7 were more stipulations to be added, they could. The Board of  
8 Supervisors is not bound to adopt just what is recommended by  
9 the Commission.

10 AGUIRRE-VOGLER: Can I ask one more question  
11 regarding traffic?

12 RIGGINS: Commissioner Aguirre-Vogler.

13 AGUIRRE-VOGLER: And long with that, am I correct in  
14 assuming that there is a traffic analysis as well that goes  
15 along with this? Thank you.

16 RIGGINS: Okay, so the Board's - the Commission's  
17 pleasure, would we like to hear what they're proposing? Okay,  
18 please.

19 BOJORQUEZ: Mr. Chairman, staff proposes an  
20 additional stipulation number 27 as shown on the screen over  
21 there. This would read truck circulations shall adhere to the  
22 circulation plan outlined on page 9 of the submitted PAD  
23 narrative dated September 7, 2016. And I would also like to  
24 point out an update to stipulation number 15, which shall read  
25 landscaping shall be provided and maintained by the applicant,

1 owner, and developer. And once again, this would be for a  
2 total of 27 stipulations now.

3 AGUIRRE-VOGLER: And the 27 stipulations are  
4 attached to all of this? Because PZ-004 has two stipulations,  
5 so I'm a little confused as how you wrote this.

6 BOJORQUEZ: Mr. Chairman, Commissioner Vogler, there  
7 are 26 stipulations that - the two stipulations that are on  
8 there are for, essentially for the zoning. This stipulation  
9 will be for the PAD, and -

10 AGUIRRE-VOGLER: Two PADs, right? No, you had one.  
11 I see.

12 BOJORQUEZ: Yes, that would be the last set of  
13 stipulations. Currently you have 26, but we are proposing  
14 number 27, as shown on the screen up there.

15 RIGGINS: And that ties back into their circulation  
16 system. That pretty much ties back into their development  
17 plan. So okay. Yes.

18 LAKE: We concur with the additional stipulation.

19 RIGGINS: Oh, that makes it even easier. Okay,  
20 Commission, comments, discussion concerning these cases?  
21 Motions, whatever anybody wishes to...

22 SALAS: I'll move.

23 RIGGINS: Commissioner Salas.

24 SALAS: I move that we decline the petitioner for  
25 rezoning.

1 RIGGINS: Okay.

2 SALAS: On those three, whatever those number,  
3 (inaudible) we accumulated together.

4 RIGGINS: You want to read into the record the case  
5 number that we're dealing with here, Frank?

6 SALAS: Yeah.

7 LANGLITZ: Mr. Chair?

8 RIGGINS: Yes.

9 LANGLITZ: Again, if I may. The Commission should  
10 consider each item separately, and vote on each item  
11 separately.

12 RIGGINS: Certainly.

13 LANGLITZ: Probably in order of the way they're -  
14 they show up on the agenda.

15 RIGGINS: Beyond a shadow of a doubt.

16 AGUIRRE-VOGLER: Which one are you -

17 RIGGINS: Frank, it would be the first, the first  
18 number that's listed in that line of numbers you have on the  
19 blue sheet there.

20 HARTMAN: Page 9.

21 SALAS: PZ-PA-005-16, PZ-

22 RIGGINS: No, just that one. That's - we'll vote on  
23 that one first. So Commissioner Salas has made a motion to  
24 recommend to decline case number PZ-PA-005-16. Is there a  
25 second to the motion? In that case that motion dies from the

1 lack of a second.

2 AGUIRRE-VOGLER: So I'll make a motion.

3 RIGGINS: Commissioner Aguirre-Vogler.

4 AGUIRRE-VOGLER: Make a motion to recommend that the  
5 Commission forward PZ-PA-005-16 to the Board of Supervisors  
6 with a favorable recommendation, with the attached 27  
7 stipulations.

8 RIGGINS: Noting modifications of stipulation 15.

9 ABRAHAM: Mr. Chair, no stipulations on the Comp  
10 Plan amendment case. The 27 stipulations would end up on the  
11 PAD case.

12 AGUIRRE-VOGLER: Thank you.

13 RIGGINS: That's correct. Thank you very much.  
14 Okay, so we have a motion.

15 SALAS: Mr. Chairman.

16 RIGGINS: Yes, Commissioner Salas.

17 SALAS: (Inaudible) information. I was making a  
18 motion on these three and I was told to do it separately for  
19 each one, and now you've allowed another motion to go on top  
20 of what I'm proposing. So I think that the Commission has the  
21 opportunity to vote the other ones up or down.

22 RIGGINS: We have a situation here to where we have  
23 three cases. We've been hearing the three cases as a single  
24 case up to this point. At the time of voting, each case will  
25 have to be voted on individually. So you made a motion on the

1 first case -

2 SALAS: And I'm proposing that, you know, I thought  
3 I had the floor on these three motions.

4 RIGGINS: The first motion - after this first one,  
5 we're going to vote on every single one of them. Every one of  
6 them. So back to we had a - we had the first motion to  
7 decline, died for lack of a second. We have a new motion on  
8 the floor for PZ-PA-005-16, it's a motion to refer with a  
9 favorable recommendation. Do we have a second?

10 PUTRICK: I'll second.

11 RIGGINS: Commissioner Putrick seconds. In that  
12 case, let's go ahead and do a roll call vote on this. Please.

13 ABRAHAM: This will be a roll call vote on case PZ-  
14 PA-005-16, with a motion to approve. Commissioner Ault.

15 AULT: Yes.

16 ABRAHAM: Commissioner Salas.

17 SALAS: (Inaudible).

18 ABRAHAM: Commissioner Shearer. He is not here  
19 today. Commissioner Putrick.

20 PUTRICK: Yes.

21 ABRAHAM: Commissioner Smyres.

22 SMYRES: No.

23 ABRAHAM: Commissioner Aguirre-Vogler.

24 AGUIRRE-VOGLER: Yes.

25 ABRAHAM: Vice Chair Hartman.

1 HARTMAN: Yes.

2 ABRAHAM: Chairman Riggins.

3 RIGGINS: Yes.

4 ABRAHAM: 1, 2, 3, 4, 5 - 5 to 2, the motion  
5 carries.

6 RIGGINS: Okay. We now need a motion on case PZ-  
7 004-16.

8 AGUIRRE-VOGLER: I'll make that motion.

9 RIGGINS: Commissioner Aguirre-Vogler.

10 AGUIRRE-VOGLER: Recommend the Commission forward  
11 PZ-004-16 to the Board of Supervisors with a favorable  
12 recommendation, with the attached stipulations. And this  
13 where I - that's two stipulations on that one?

14 ABRAHAM: Correct.

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

17 PUTRICK: I'll second.

18 RIGGINS: Commissioner Putrick seconds.

19 RIGGINS: Let's go ahead and let's continue with  
20 roll call votes for it.

21 ABRAHAM: This is a motion to approve case PZ- 004-  
22 16, with attached two stipulations. Commissioner Ault.

23 AULT: Yes.

24 ABRAHAM: Commissioner Salas.

25 SALAS: No.

1 ABRAHAM: Commissioner Putrick.

2 PUTRICK: Yes.

3 ABRAHAM: Commissioner Smyres.

4 SMYRES: No.

5 ABRAHAM: Commissioner Aguirre-Vogler.

6 AGUIRRE-VOGLER: Yes.

7 ABRAHAM: Vice Chair Hartman.

8 HARTMAN: Yes.

9 ABRAHAM: Chairman Riggins.

10 RIGGINS: Yes.

11 ABRAHAM: The motion carries 5 to 2.

12 RIGGINS: Carries. 5 to 2. We have one more case  
13 that we need to have a motion on.

14 AGUIRRE-VOGLER: I'll make that motion.

15 RIGGINS: Commissioner Aguirre-Vogler.

16 AGUIRRE-VOGLER: I recommend the Commission forward  
17 PZ-PD-004-16 to the Board of Supervisors with a favorable  
18 recommendation, with the attached 27 stipulations.

19 RIGGINS: And do we have a second?

20 HARTMAN: I'll second the motion.

21 RIGGINS: Vice Chair Hartman seconds.

22 RIGGINS: And let's finish off with a final roll  
23 call vote.

24 ABRAHAM: This is a motion to approve case PZ- PD-  
25 004-16, with 27 stipulations, as amended by staff and the

1 Commission. Commissioner Ault.

2 AULT: Yes.

3 ABRAHAM: Commissioner Salas.

4 SALAS: No.

5 ABRAHAM: Commissioner Putrick.

6 PUTRICK: Yes.

7 ABRAHAM: Commissioner Smyres.

8 SMYRES: No.

9 ABRAHAM: Commissioner Aguirre-Vogler.

10 AGUIRRE-VOGLER: Yes.

11 ABRAHAM: Vice Chair Hartman.

12 HARTMAN: Yes.

13 ABRAHAM: Chairman Riggins.

14 RIGGINS: Yes.

15 ABRAHAM: Motion carries 5 to 2.

16 RIGGINS: Okay. We have passed this series of cases  
17 onto the Board of Supervisors with a favorable recommendation.  
18 There is still a great deal of public process between now and  
19 the Board of Supervisors case. I certainly encourage all  
20 parties to pursue their options and to look into things to -  
21 for their best interests, and I wish everybody good luck in  
22 going forward with these cases and this aspect of development  
23 in that part of the County. Thank you very much.

24 HARTMAN: Going to call for recess?

25 RIGGINS: And we'll call for a ten minute recess,



MEETING DATE: October 20, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-005-16, PZ-004-16, PZ-PD-004-16**

CASE COORDINATOR: Enrique Bojorquez

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***Executive Summary:***

*There are three separate cases included in this request. **PZ-PA-005-16** is a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan of the Pinal County Comprehensive Plan to re-designate 5.13± acres from Moderate Low Residential (1-3.5 du/ac) to Employment. Cases **PZ-004-16** and **PZ-PD-004-16** request approval to allow for the development of the Severtson Screens Manufacturing Facility.*

**If This Request is Approved:**

This Non-Major Comprehensive Plan Amendment, Rezone and Planned Area Development (PAD) Overlay would allow the property owner to operate a movie screen manufacturing facility in 5.13± acres.

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

Staff recommends approval of the request with the attached stipulations.

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LEGAL DESCRIPTION: 5.13± acres situated in a portion of Section 16, T02S, R08E G&SRB&M, tax parcels 104-46-095H & portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).

TAX PARCEL: 104-46-095H & portion of 104-46-095G

LANDOWNER/APPLICANT: Donald & Daryl Schnepf F.E.L., LLC

AGENT: Pew & Lake, P.L.C.

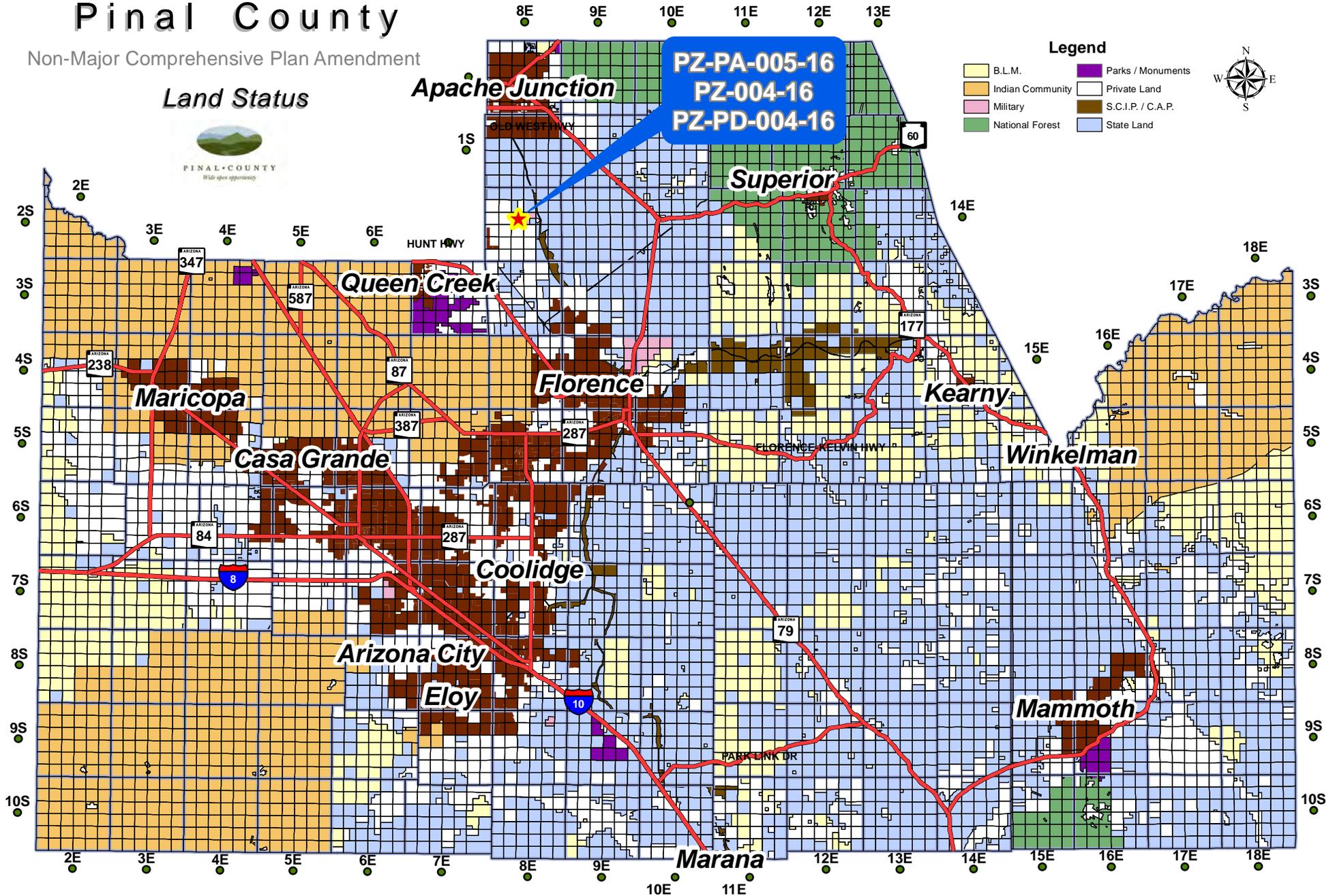
REQUESTED ACTION & PURPOSE **PZ-PA-005-16:** Donald & Daryl Schnepf F.E.L., LLC, applicant, Pew & Lake PLC, agent, requesting approval of a non-major amendment to the Pinal County Comprehensive Plan to amend the **Land Use Plan** to re-designate 5.13± acres from **Moderate Low Density Residential (1-3.5 du/ac)** to **Employment** in the San Tan Valley area; situated in a portion of Section 16, T02S, R08E G&SRB&M (legal on file); tax parcels 104-46-095H and portion of 104-46-095G located in the southwest corner of Airport Drive and Schnepf Road.

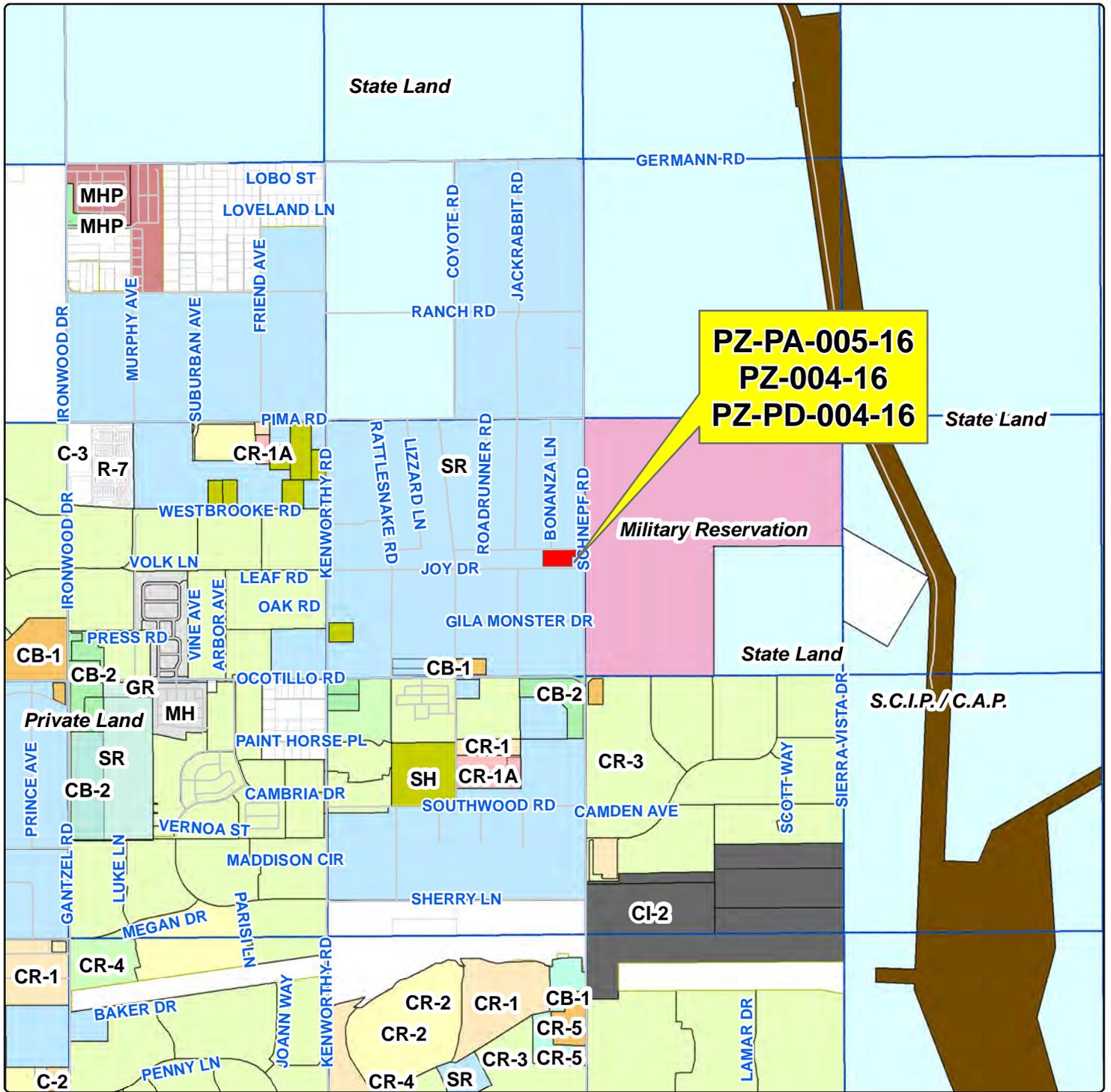
REQUESTED ACTION & PURPOSE **PZ-004-16:** Donald & Daryl Schnepf F.E.L., LLC,

# Pinal County

Non-Major Comprehensive Plan Amendment

## Land Status





**Non-Major Comprehensive Plan Amendment**  
 Rezone, Planned Area Development (PAD) Overlay  
 Community Development



**PINAL COUNTY**  
*Wide open opportunity*

F E L LLC & SCHNEPF DON & JANET C FMLY TR

*Legal Description:*  
 Situated in a portion of Section 16, T02S,R08E, G&SRB&M. Parcels 104-46-095H & portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).

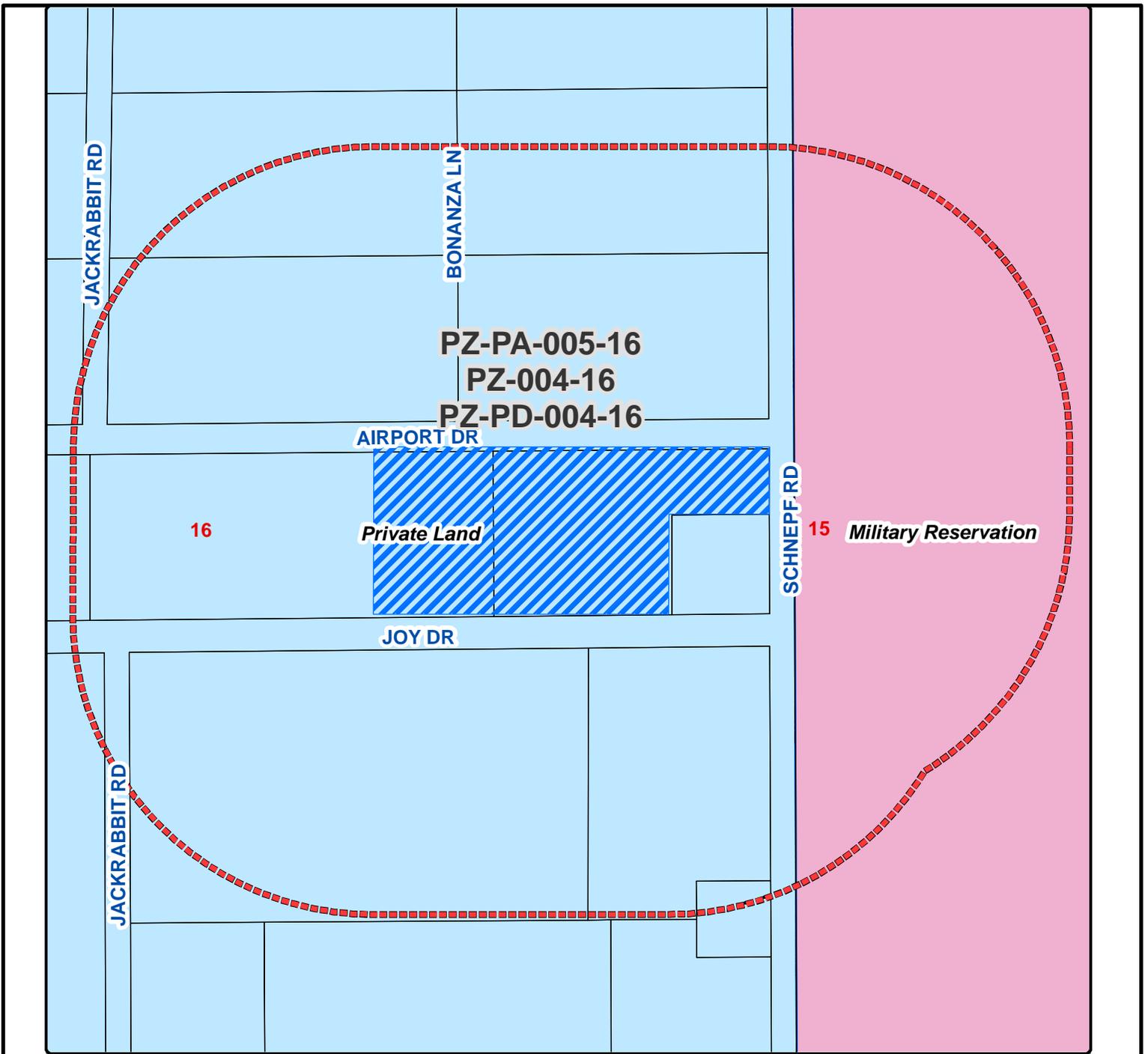
T02S-R08E Secs 16



F E L LLC & SCHNEPF DON & JANET C FMLY TR

Sheet No.  
1 of 1

Drawn By:	GIS / IT / LJT	Date:	8/23/2016
Sections:	16	Township:	02S
Range:	08E	Case Number:	PZ-PA-005-16, PZ-004-16, PZ-PD-004-16



**Non-Major Comprehensive Plan Amendment**  
 Rezone, Planned Area Development (PAD) Overlay

PZ-PA-005-16 requesting approval of a Non-Major Comprehensive Plan Amendment from Moderate Low Density Residential (1-3.5 du/ac) to Employment on 5.13± acres pending in conjunction with Rezone request PZ-004-16 and Planned Area Development Overlay District PZ-PD-004-16 in the Suburban Ranch zone; situated in a portion of Section 16, T02S, R08E, G&SRB&M, tax parcels 104-46-095H, & a portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).

Current Zoning: SR  
 Request Zoning: I-1  
 Current Land Use: MLDR



**PINAL COUNTY**  
*Wide open opportunity*

*Legal Description:*  
 Situated in a portion of Section 16, T02S, R08E, G&SRB&M, Parcels 104-46-095H & a portion of 104-46-095G, (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).  
 T02S-R08E Secs 16



Sheet No.  
 1 of 1

Owner/Applicant: F E L LLC & SCHNEPF DON & JANET C FMLY TR		
Drawn By: GIS / IT / LJT	Date: 8/23/2016	
Sections 16	Township 02S	Range 08E
Case Number: PZ-PA-005-16, PZ-004-16, PZ-PD-004-16		



*Non-Major Comprehensive Plan Amendment*

Rezone, Planned Area Development (PAD) Overlay



PINAL COUNTY  
*Wide open opportunity*

**PZ-PA-005-16**  
**PZ-004-16**  
**PZ-PD-004-16**

**SITE INFORMATION:**  
 ADDRESS: 41502 NORTH SCHNEPP ROAD, SAN TAN VALLEY, ARIZONA  
 A.P.N.: 104-46-095-H  
 LAND AREA: 228,453 SQ. FT. (6.13 ACRES)

**LEGAL DESCRIPTION:**  
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16,  
 TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE 6TH AND 54TH  
 RIVERBASE AND MERRIDIAN, PINAL COUNTY, ARIZONA.

**PROJECT TEAM:**

**APPLICANT:**  
 Fwa & Lenz, P.L.L.C.  
 Shawn B. Lenz, P.E.  
 10444 N. 104th Drive  
 Mesa, Arizona 85204  
 PH: (480) 461-1670  
 email: sean.lenz@fwalenz.com

**DEVELOPER:**  
 Tony L. Slavation  
 President/Chief Executive Officer  
 H2O Inc. 41502 North Schnepf Road, Suite 8  
 Mesa, Arizona 85210  
 PH: (480) 610-5155  
 email: tonyslavation@h2oinc.com

**ARCHITECT:**  
 Robert Lepore  
 Principal Architect  
 Phoenix, Arizona 85032  
 Cell: (602) 318-0100  
 email: rl@leporerichitecture@gmail.com



**Robert Lepore**  
 Architect  
 13440 North 44th Street, #2031  
 Phoenix, Arizona 85032  
 (602) 318-0100  
 Rleporerichitecture@gmail.com



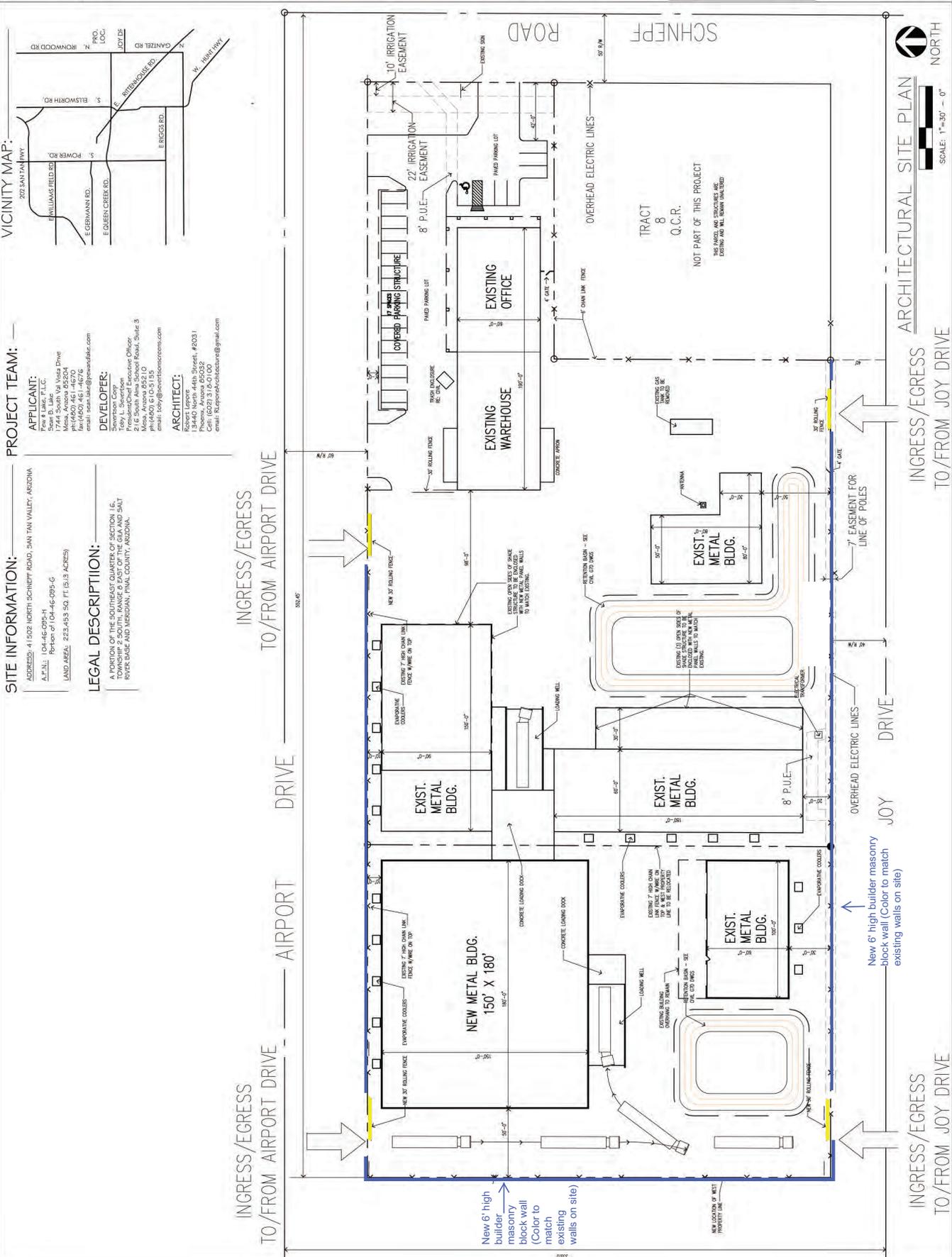
41502 North Schnepf Road  
 San Tan Valley, Arizona 85140

**H2O INC.**

Dates of Drawing Preparation:	
Date	Subject
12-21-15	Re-zoning 1st Submittal Dwg

Res zoning Documents

EXHIBIT C  
 Fencing Plan



ARCHITECTURAL SITE PLAN  
 SCALE: 1"=30' - 0"

New 6' high builder masonry block wall (Color to match existing walls on site)

New 6' high builder masonry block wall (Color to match existing walls on site)

TRACT 8  
 Q.C.R.  
 NOT PART OF THIS PROJECT  
 THIS PROPERTY WILL REMAIN UNDEVELOPED

applicant, Pew & Lake PLC, agent, requesting a rezone from SR (Suburban Ranch Zone) (**PZ-296-71**), to I-1 (Industrial Buffer Zoning District) on approximately 5.13± acres to plan and develop the Severtson Screens manufacturing facility; situated in a portion of Section 16, T02S, R08E G&SRB&M (legal on file); tax parcels 104-46-095H and portion of 104-46-095G located in the southwest corner of Airport Drive and Schnepf Road in the San Tan Valley area.

**REQUESTED ACTION & PURPOSE PZ-PD-004-16:** Donald & Daryl Schnepf F.E.L. LLC, applicant, Pew & Lake PLC, agent, requesting a Planned Area Development (PAD) Overlay District to plan and develop the Severtson Screens manufacturing facility on approximately 5.13± acres, situated in a portion of Section 16, T02S, R08E G&SRB&M (legal on file); tax parcels 104-46-095H and portion of 104-46-095G located in the southwest corner of Airport Drive and Schnepf Road in the San Tan Valley area.

**LOCATION:** located in the southwest corner of Airport Drive and Schnepf Road in the San Tan Valley area.

**SIZE:** 5.13± acres.

**COMPREHENSIVE PLAN:** The site is designated as Moderate Low Density Residential. The surrounding properties are a mixture of Moderate Low Density Residential, Military and Employment land use designations. The proposed rezoning and PAD are not in conformance with the Moderate Low Density Residential land use classification.

**EXISTING ZONING AND LAND USE:** The subject property is zoned SR (Suburban Ranch) (**PZ-PD-296-71**) and is currently developed, except for an eastern portion of parcel 104-46-095G.

**SURROUNDING ZONING AND LAND USE:**

North: SR; vacant private land  
South: SR; private residence  
East: GR; vacant (military)  
West: SR; private residence

**PUBLIC PARTICIPATION:**

Neighborhood Meeting: November 3, 2015  
August 25, 2016  
Neighborhood and agency mail out: Week of September 26, 2016  
Week of September 19, 2016  
News paper Advertising: Week of September 26, 2016  
Site posting: County: September 23, 2016  
Applicant: September 20, 2016

**FINDINGS:**

Site data:  
Floodzone: "X" an area that is determined to be outside the 100 and 500 year flood plain  
Access: The property is accessed by Schnepf Road, Airport Drive, and Joy Drive.

**HISTORY:** The subject property was rezoned from GR (General Rural) to SR (Suburban Ranch) in 1971 under planning case **PZ-296-71**. Tax parcel 104-46-095H was previously occupied by the H2O Water Company, and multiple buildings along with a

parking lot exist in the property. Being a utility company, the H2O Water Company was able to locate in this property due to a government exemption on utility companies. In adjacent tax parcel 104-46-095G, is the private residence of the applicants, Donald and Daryl Schnepf. A vacant section of 104-46-095G separates the former H2O property from the private residence of the applicants. No other entitlements have been granted to the subject property.

**ANALYSIS:** There are three separate cases involved with the applicant's request. The first case is **PZ-PA-005-16**, which is requesting approval of a non-major comprehensive plan amendment from Moderate Low Density Residential (1-3.5 du/ac) to Employment. Case **PZ-PD-004-16** is requesting approval of a Planned Area Development (PAD) Overlay District to plan and develop a screen manufacturing facility on 5.13± acres. Case **PZ-004-16** is requesting approval of a zone change from SR (Suburban Ranch) (**PZ-296-71**) to I-1 (Industrial Buffer Zoning District) on 5.13± acres to plan and develop the Severtson Screens manufacturing facility; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval of case **PZ-PD-004-16**.

In general, the site is entirely developed except for the eastern portion of parcel 104-46-095G. Multiple structures of various heights are present on the site, and an existing parking lot is accessible through Airport Drive and Schnepf Road. North of the site, along the northwest intersection of Schnepf Road and Airport Drive, is an empty parcel. Northwest of Bonanza Lane and Airport Drive, north of the site, is a private residence. South of the site, along Joy Drive and Schnepf Road, is a private residence and adjacent to the west is an empty parcel. Immediately adjacent to the southeast of the site is property owned by the Town of Queen Creek, where large storage tanks are present. Across Schnepf Road to the east, is an empty parcel overseen by the Arizona Army National Guard. Adjacent and immediately west of the site is the private residence of the applicant. As included in the application, the applicant has taken steps to mitigate any potential impacts to the surrounding properties by proposing a 6-foot tall concrete masonry wall, as well as a landscaped buffer along the perimeter of the property. Staff has included stipulations to further mitigate any impacts to the neighboring properties. The location of the property in the corner of Schnepf Road and Airport drive will limit traffic to Schnepf Road, thus limiting traffic impacts to the surrounding neighborhood. Schnepf Road is currently a minor arterial street, but is projected to become a major arterial street in the future.

The subject property covers two parcels, 104-46-095G and 104-46-095H, both of which are located within the Moderate Low Density Residential land use designation of the Pinal County Comprehensive Plan. This designation allows between 1 and 3.5 dwelling units per acre. The proposed land use of Employment is not consistent with the Comprehensive Plan Land Use designation for the site. However, the proposed use of the property is consistent with the proposed land use designation of Employment. Land designated as Employment is located just over half a mile to the north of the site, on the eastern side of Schnepf Road. The proposed Planned Area Development (PAD) Overlay will exclude some uses allowed in I-1 (Industrial Buffer) zoning districts. Staff has included stipulations to limit any future uses of the property.

The proposal is located within three miles of the Town of Queen Creek municipal planning boundary. Staff sent the proposal to the town for review and comment and as of the writing of this report no comments have been received.

To date, no letters in support and eleven letters in opposition have been received regarding the requested zone change. Two of the eleven letters are from property owners within the notification area.

The **Pinal County Department of Public Works** reviewed the proposal and their comments are attached to correspondence section of this report.

The **Pinal County Air Quality** reviewed the proposal and their comments are attached to correspondence section of this report.

The **Arizona Army National Guard** reviewed the proposal and their comments are attached to correspondence section of this 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 this rezoning and PAD overlay zone request under Planning Cases **PZ-PA-005-16, PZ-004-16** and **PZ-PD-004-16**. Furthermore, the Commission must determine that this non-major comprehensive plan amendment, rezone and Planned Area Development (PAD) Overlay District 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, & Daryl Schnepf F.E.L., LLC, applicant, Pew & Lake PLC, agent, have 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 approval of a rezone from Suburban Ranch (SR) to I-1 (Industrial Buffer Zoning District)
2. To date, eleven letters in opposition have been received. Two of the eleven letters are from property owners within 300-feet of the subject property.
3. The property has legal access.
4. There is an existing facility in the subject property.
5. The applicant is willing to provide screening and landscape buffering on the site.

6. Granting of the Rezone and Planned Area Development (PAD) Overlay District request 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 (PZ-PA-005-16):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Non-Major Comprehensive Plan Amendment request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PA-005-16** 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.

**STAFF RECOMMENDATION (PZ-004-16):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Non-Major Comprehensive Plan Amendment request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-004-16** 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. These stipulations shall supersede planning and zoning case **PZ-(PD)-296-71**.
2. Approval of this zone change request will require, at time of application for development, that the applicant/owner/developer submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

**STAFF RECOMMENDATION (PZ-PD-004-16):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD overlay request, **pending and in conjunction with Board of Supervisors Zone change approval under planning case PZ-004-16**, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PD-004-16** 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. applicant/owner/developer/operator shall receive site plan approval prior to operation in accordance with Chapter 2.200 of the Pinal County Development Services Code;

2. all proposed outdoor lighting must conform to “Lighting Zone 1” requirements of the Pinal County Development Services Code;
3. all 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.;
4. at the time of building permit review, applicant/owner shall submit and secure from the applicable Federal, State, County and local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals and shall provide copies of any federal or state authorization pertaining to environmental regulatory approval, including but not limited to EPA, ADEQ, CAAG or any other relevant jurisdiction;
5. the applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
6. in the event any discrepancy or conflict arises between applicant’s written narrative report for the Planned Area Development Overlay District in PZ-PD-004-16;
7. approval of this zone change/PAD request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking;
8. the applicant shall keep the area free of trash, litter and debris;
9. any change or expansion of the specified use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.176.260 of the Development Services Code.
10. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
11. the property is to be developed in accordance with the submitted Planned Area Development (PAD) along with the applicant’s other supplementary documentation, in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
12. all activity, including storage and loading must be done within a completely enclosed building;
13. Parking and maneuvering areas shall not be located in any required setback fronting on a public street;
14. prior to issuance of any certificate of occupancy on the property, applicant/property owner will construct a solid decorative masonry wall no less than 6-foot high along the northern, southern, and western boundaries as shown in the most recent site plan in the PAD Book dated September 7, 2016;
15. landscaping shall be provided between this wall and the right-of way along airport drive and joy drive and shall consist of, at minimum, one tree no smaller than 24 in box every fifty (50)

feet and one shrub every (10) feet. These plantings shall be low water use in nature; landscaping shall be provided on the subject property along the western boundary along the private residence located in tax parcel 104-46-095G, and shall consist of, at minimum, one tree no smaller than 24 in box every (30) feet and one shrub every (10) feet. These plantings shall be of low water use in nature;

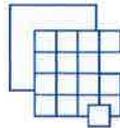
17. a Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to Site Plan approval;
18. 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 Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an onsite retention area;
19. 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. All road and infrastructure improvements shall be per the approved TIA to mitigate impacts on all surrounding roadways to be completed at the applicant's cost;
20. Any right-of-way required to be dedicated shall be free and unencumbered and right-of-way conveyances shall be completed prior to Site Plan approval. The applicant is responsible for all processing fees associated with the dedication of right-of-way;
21. 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;
22. 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-lot retention area;
23. Dust registration is required if 0.1 acres or more land is disturbed;
24. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District;
25. 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;
26. An Air Quality Industrial permit is required before construction at the site;

Date Prepared: 10/12/2016  
Revised: 10/13/2016

**Project Narrative  
Comprehensive Plan Amendment  
Rezoning and Planned Area Development (PAD) Overlay Requests  
41502 North Schnepf Road  
San Tan Valley, AZ 85140**

**Submitted on Behalf of:  
Margaret Ann Schnepf & Donald Schnepf  
F.E.L., LLC**

**Submitted by:**



**Pew & Lake, PLC**  
Real Estate and Land Use Attorneys

Sean B. Lake  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
Phone: (480) 461-4670  
Email: sean.lake@pewandlake.com

**Submitted to:**

**Pinal County  
Community Development/Planning Division  
31 North Pinal Street  
Florence, AZ 85132**

**Submitted: July 2016  
1<sup>st</sup> Revision: August 24, 2016  
2<sup>nd</sup> Revision: September 7, 2016**

## Introduction

Pew & Lake, PLC (Applicant) is pleased to submit this project narrative in support of an application on behalf of Donald Schnepf and Margaret Ann Schnepf, F.E.L., LLC (“Owners”) pertaining to a 5.13 acre parcel located on the west side of Schnepf Road between Airport and Joy Drives. The parcels may be identified by Pinal County Assessor Parcel Number 104-46-095H, and a portion of 104-46-095G, as outlined in red in the graphic below:



## Requests

The purpose of our requests are to allow the adaptive reuse of this property from the old headquarters of H2O, Inc. a domestic water supply recently sold to the Town of Queen Creek, to the new headquarters of Severtson Screens. Severtson is a family owned small business that has grown to be the world leader in the manufacture of movie and projection screens. Severtson Screens family owned business started in the southeast valley, the family lives in the southeast valley, and desires to keep its corporate headquarters in Pinal County. Accordingly, we are requesting:

1. A non-major Comprehensive Plan amendment from Moderate Low Density Residential (1-3.5 du/ac) to Employment.
2. A rezone of this property from Suburban Ranch (SR), to I-1 Industrial Buffer Zoning District (PAD) to allow the Severtson land use and to restrict incompatible land uses.

3. Planned Area Development (PAD)
4. Site Plan Approval, at a later date
5. A Board of Adjustment variance for a reduction in required parking, at a later date.

**Relationship to Surrounding Properties**

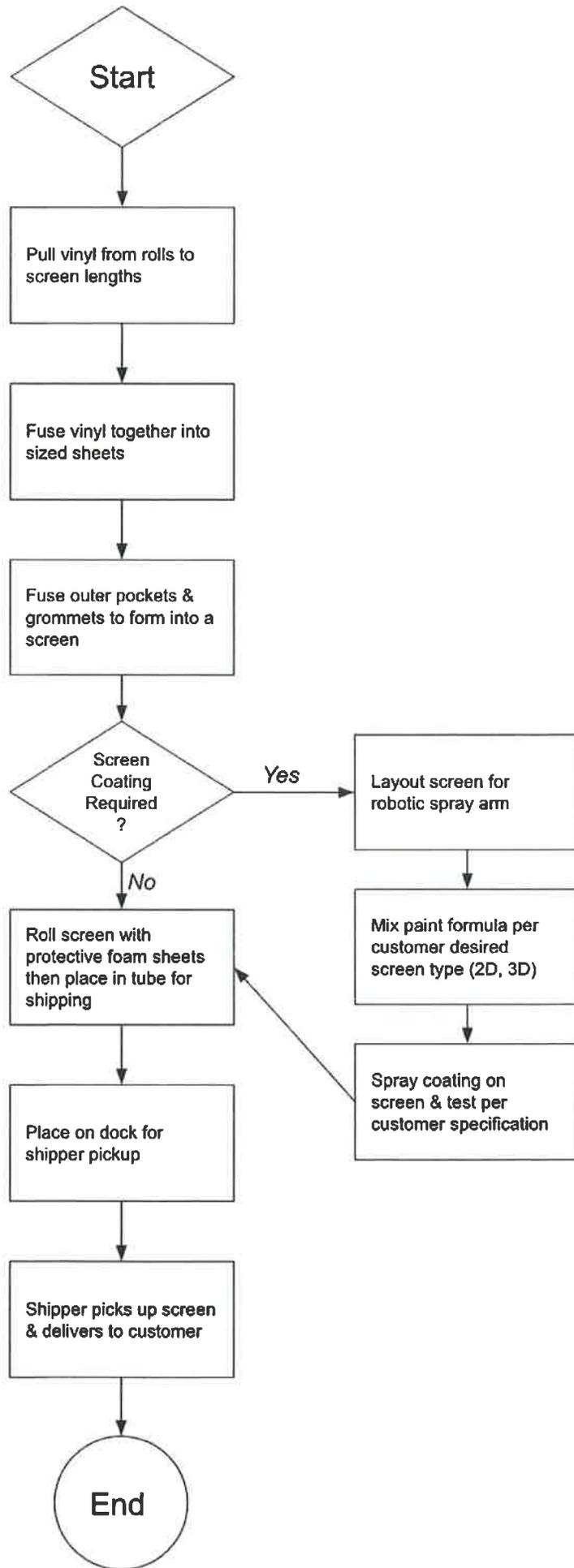
Direction	Existing Zoning	Existing Use
North	SR	Vacant
South	SR	Residential/ Agricultural
East	GR	State Trust Land
West	SR	Residential
Project Site	SR	Former Headquarters of H2O, Inc. Water Company

**Description of Use**

The purpose of the Industrial Buffer Zoning District is to “provide for a wide range of low impact manufacturing and related uses that result in employment opportunities and serve as a buffer where industry abuts residential property.” The decision to rezone to this zoning district stems from the fact that, as shown above, the subject property is surrounded mostly by residential properties. It is the desire of the property owner to provide for this specific use at this specific location, while being respectful of the surrounding property owner’s quiet enjoyment of their property.

The proposed use is permitted in the requested zoning district. It involves the light manufacturing and assembly of products from previously prepared materials- fabric and a proprietary water based coating proprietary formula. No toxic based chemicals are used in any process. The business will be operated out of –six different buildings in a campus-like setting as shown on the site plan. The old H2O warehouse buildings are perfect for the proposed use because the large warehouse buildings existing on site do not have center columns supporting the roof structure. This large open area, devoid of supporting columns, allows the large movie screens you see at movie theaters to be spread out on the floor and prepared for shipping around the world. The screens are then folded up in another proprietary manner, crated in wooded crates and shipped around the world.

Refer to **Diagram 1** on the following page for additional details on the manufacturing and production process that would occur on the site.



The operational details are as follows:

1. Hours of Operation: typically 6:00 a.m. to 5:00 p.m. Truck traffic would typically occur during normal business hours<sup>1</sup>.
2. Number of Employees: approximately 22 employees initially, but gradual growth of additional employees is anticipated to occur over the years<sup>2</sup>.
3. Description of Buildings: The existing buildings on site will remain, and some will be enclosed or have their patios enclosed. **Exhibit A** of this narrative is the Site Plan which illustrates the proposed location and sizes of the existing and proposed buildings. **Exhibit B** of this narrative are photo illustrations showing the existing site conditions, and what the site will look like with the planned enclosure of existing buildings and construction of one new building on the northwest corner of the site.
4. Fencing and Screening: The site is currently surrounded by chain link fencing which varies in height from six to seven feet. The existing perimeter chain link fencing will be replaced with new builder masonry wall fencing. Also new rolling gates will be installed at key driveways. Other currently existing solid fencing and rolling gates will remain. The proposed fencing plan is attached as **Exhibit C**.
5. Parking: There are currently 24 parking spaces on the site, including one ADA accessible space.
6. Signage: There currently is a single freestanding (monument) sign on the property adjacent to Schnepf Road. The both faces of the sign will be changed to reflect the Severtson name<sup>3</sup>. Additional directional signage such as “entrance” “exit” “pick up” and “delivery” will be added to the site.

This facility has existed at this location for over 40 years and has proven to be compatible with surrounding structures and uses. During the last 40 years the land use for the site has been a light industrial use, with employees, maintenance trucks and other vehicles coming and going from the site; necessary activity for the operation of the H2O water company. The site was never zoned for the existing light industrial land use. As a public utility, H2O did not require zoning.

At this time, the continued light industrial land use of this property requires a non-major Comprehensive Plan amendment and rezoning. This is required, despite the fact that the proposed use is consistent with, and actually less intense, than the historical land use. The historical use of this property did not create significant vehicular or pedestrian traffic, nor did it create a nuisance arising from the emission of odor, dust, gas, noise vibration, smoke heat or glare. The new use

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<sup>1</sup> There are occasional seasonal fluctuations that may require after-hour deliveries on an as-needed basis.

<sup>2</sup> Seasonally the business typically employs approximately 35 people, however, it is feasible that the employee count may increase with the success of the business.

<sup>3</sup> The property has approximately 130 lineal feet of street frontage on Schnepf Road, providing a minimum of 130 square feet of aggregate sign area for the property, which the existing monument sign does not exceed.

proposed at this location will actually be a more passive use and anticipated to have less activity than the previous occupant of the facility.

Open structures will be enclosed to ensure that the work takes place inside the buildings. There will be fewer employees, fewer trucks and deliveries and virtually no customer traffic to the site. Moreover, the proposed use will be more passive than some of the other uses allowed in the I-1 zoning district: child care centers, vocational schools, fire stations, restaurants, shooting galleries or archery ranges, which uses are to be excluded in the proposed PAD zone.

Adaptive reuse refers to the process of reusing an old site or building for a purpose other than which it was built or designed for. Adaptive reuse is seen by many as a key factor in land conservation and the reduction of urban sprawl and unnecessary development. The adaptive reuse of this facility as the new headquarters for Severtson Screens will allow the company to become an asset to the community in a sustainable manner, and to be a responsible neighbor to surrounding property owners.

### **Comprehensive Plan Analysis**

The Comprehensive Plan designation for this property is *Moderate Low Density*. We are proposing an amendment to change the designation to *Employment*. The *Employment* land use designation in the Pinal County Comprehensive Plan is defined as “areas that can support a variety of employment-generating business activities such as industrial, office, business park, warehousing and distribution.

This amendment conforms to the Pinal County Comprehensive Plan in that it is consistent with two of the County’s Vision Components: Economic Sustainability and Environmental Stewardship.

- 1) **Economic Sustainability:** This proposed development provides an opportunity for residents of Pinal County to live and work by providing potential employment opportunities within the County. Severtson Screens shares Pinal County’s conservation philosophy and has demonstrated so by choosing an existing facility for adaptive reuse.
- 2) **Environmental Stewardship:** The reuse of this building from the old headquarters of H2O Water Company to Severtson Screens embodies the principle of environmental stewardship. Severtson could have chosen to locate elsewhere in the County to a property which would require a new building and have a much larger impact upon the environment. Instead, they chose an existing facility, and in the process prevented the buildings from remaining vacant, or worse, being razed to pave the way for new development. Additionally, Severtson Screens requires little in the way of power and water and will have a negligible impact on the Pinal County public infrastructure system. The estimated range of the water demand is approximately 550 gallons per day<sup>4</sup>,

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<sup>4</sup> This estimate was obtained from standards and benchmarks contained in the AZ ADEQ Bulletin No. 10 and Bulletin No. 11., which bases demand on the number of employees 25 gallons/day per employee. (25 gallons X 22 employees= 550 gallons/day)

As a non-major Comprehensive Plan amendment, Pinal County requires applicants to demonstrate that the proposed amendment is an improvement to, or consistent with, the Comprehensive plan. Eleven questions must be answered in order to demonstrate the required consistency with the Comprehensive Plan. Below are the questions, with responses to each in **boldface** text.

1) Identified site is appropriate for the proposed use.

**The proposed development site is appropriate for the proposed use. As previously noted, this facility has existed at this location for over 40 years and has proven to be compatible with surrounding structures and uses. Severtson Screens is a use that creates very little vehicular traffic and virtually no pedestrian traffic. It doesn't create a nuisance arising from the emission of odor, dust, gas, noise vibration, smoke heat or glare. The use proposed at this location will actually be a more passive use than the previous occupant of the facility. There will be fewer employees, fewer trucks, fewer deliveries and virtually no customer traffic to the site.**

**The facility is for the manufacturing and production of large movie screens, home theater screens and screens of other sizes, miscellaneous audio visual (AV) equipment and products and accessories., The operation is business-to-business with distribution to dealers and distributor networks, therefore, there are no retail sales associated with the business that generate customer traffic. Employees and typical deliveries associated with running a business will be the ones who will be coming to and from the site.**

2) The amendment must constitute an overall improvement to the County.

**The addition of a world leader in movie screen technology will improve the economic profile of Pinal County. Additionally, the absorption of a vacant property by a vibrant, established locally owned company will contribute to the security and property values of the immediate vicinity.**

3) The amendment will not adversely impact a portion of, or the entire County, by:

a) Significantly altering existing land use patterns, especially in established neighborhoods.

**As previously noted, the proposed use will be less intense than the previous occupant of this facility. Currently there are only 22 employees<sup>5</sup> who work standard daytime hours. Material deliveries and merchandise pickups will also typically occur during standard daytime hours. Finally, unlike the previous use of the property, there will be virtually no customer traffic to the site.**

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<sup>5</sup> Historically this number has increased to approximately 35 employees during season fluctuations.

- b) Significantly reducing the jobs-per-capita balance in Pinal County.

**This new use will not add residents to the County, and it will marginally increase the number of jobs in the County. Consequently, the job-per-capita balance will be increased, rather than reduced. The company currently has 22 employees and usually fluctuates seasonally up to 35 employees. Some current employees have indicated that they will not be traveling to transfer to the new facility, and so a few jobs are anticipated to be available for residents who live closer to apply for these positions.**

- c) Replacing employment with residential uses.

**The new use will not replace employment with residential uses.**

- d) Placing new development away from existing or approved development if the new development overtaxes infrastructure systems and public services when considering: future contributions to infrastructure and services through construction and dedication of improvements, payment of development fees, and other mitigation measures.

**As an adaptive reuse of an existing facility, this proposed use will not have a significant impact on the County's public infrastructure system. Water is provided to the site from the Town of Queen Creek, there is a septic system on the premises and refuse will be picked up by a private refuse pickup service.**

- e) Negatively impacting the existing character (i.e., visual, physical, environmental and functional) of the immediate area.

**The existing character of the immediate vicinity will be mostly unchanged as demonstrated in Exhibit B of this narrative, which shows the existing site conditions, and what the site will look like with the planned enclosure of existing buildings and construction of the new building on the westernmost parcel.**

- f) Increasing exposure of residents to aviation-generated noise, and/or flight operations

**The proposed use will not increase the exposure of residents to aviation-generated noise and/or flight operations.**

- g) Diminishing the environmental quality of the air, water, land, or cultural resources.

**The proposed development will not diminish the environmental quality of the air, water, land or cultural resources in Pinal County. Severtson Screens uses a low-impact manufacturing process to create their movie screens. A proprietary, low volatile organic compound (VOC) product is applied to the**

**screens in a closed building. Overspray of the product is captured on large sheets of paper and rolled up and discarded in refuse containers on the property. Furthermore, the Pinal County Air Quality application has already been submitted, processed and approved. The operations meet their requirements to be eligible to obtain those permits upon making the first annual fee payment.**

- h) Significantly decreasing the quantity of quality of recreational amenities such as open space, parks and trails.

**The approval of these requests will have no impact on the quality of recreational amenities in Pinal County.**

Finally, the proposed development meets the Employment Planning Guidelines outlined in Chapter 3 of the Pinal County Comprehensive Plan in the following ways:

- 1) This project has ensured that appropriate land buffers are provided between disparate land uses.
- 2) This project is located on Schnepf Road, an arterial road located where access to major transportation corridors exists.
- 3) Building heights have been considered and will be consistent with the historic use of the property and compatible with surrounding land uses.

### **Location and Accessibility**

As previously noted, the site is located on Schnepf Road, between Airport and Joy Drives. There are two driveways on Airport Drive, one on Schnepf Road and two points of access on Joy Drive.

### **Circulation System**

Standard vehicles will enter the northeast parking area of the site off of Airport Drive. Trucks making material deliveries or picking up finished screens will enter the site from heading east on Ocotillo Road, to Schnepf Road and west on Airport Drive to the north entrance. They will exit the site to the south onto Joy, east toward Schnepf Road, to Ocotillo Road and then north to Ironwood Road.

### **Traffic**

A traffic impact statement was prepared for the project site and is attached to this report as **Exhibit D**. The business is estimated to generate 112 daily trips, with nearly half of those trips being the employees arriving and leaving their work being an estimated 26 morning peak hour trips and 24 evening peak hour trips during the weekday. The usual daily mail and truck deliveries associated with businesses will occur throughout the week during normal business hours.

## Allowed Uses

As part of the rezoning application, the Property Owner is requesting a PAD to eliminate other potentially detrimental uses that surrounding property owners would find objectionable. The list of uses have been significantly reduced to address potential neighborhood concerns. The following uses and their accessory buildings and uses are permitted subject to all regulations of the Pinal County Development Services Code (PCDSC), including, but not limited to, parking, signage, and lighting regulations; and the development standards established in this narrative.

~~A. Church, subject to the requirements set forth in PCDSC~~

~~B. Child care center.~~

~~C. College and arts, business, or vocational schools.~~

~~D. Government structures, fire district stations, sheriff's facilities and their accessory uses.~~

E. Light manufacturing and assembly of products from previously prepared materials.

F. Office.

~~G. Private schools.~~

~~H. Restaurant with or without drive-through.~~

~~1. No larger than 1,000 square feet total interior space;~~

~~2. No more than 100 square feet exterior seating;~~

~~3. No alcoholic beverage service; and~~

~~4. No live entertainment.~~

~~I. Retail sales establishments up to 10,000 gross square feet for any single use.~~

J. Scientific or research laboratories.

~~K. Shooting gallery or archery range.~~

~~L. Wholesale activities.~~

M. Warehouse.

N. Wireless communication facilities, subject to the requirements set forth in Chapter 2.205 PCDSC.

~~O. One dwelling, conventional construction, as a security/caretaker accessory to an established use in this zone.~~

P. Uses allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

**Development Standards**

As shown in the chart below, this proposed development requires only two deviations from the underlying I-1 Industrial Buffer District development standards as outlined in Section 2.330.040 of the Pinal County Development Services Code.

**Development Standards**

<b>Development Standards</b>		
<b>Standard</b>	<b>Required in I-1 District</b>	<b>Proposed</b>
Minimum Lot Area	10,000 s.f.	224,757 sq. ft.
Maximum Height	35'	No Change
Minimum Yards:		
Front	20'	No change
Side (where abutting residential)	25'	10'
Abutting any other district	0'	n/a
Rear	25'	No Change
<b>Accessory Buildings:</b>		
Maximum Height:	35'	No Change
Within rear setback	20'	No Change
Within buildable area	35'	No Change
Minimum distance to main building	7'	No Change
Minimum distance to front lot line	20'	No Change
Minimum distance to side lot lines(street side)	15'	10'
Minimum distance to rear lot lines	4'	No Change
Percentage of exterior building wall surfaces that front on public streets which are masonry construction or surfaced with wood, stucco or similar materials	80%	Existing Building Surfaces to remain

Additionally:

1. All industrial/manufacturing uses on the property will take place within an enclosed building.
2. Setbacks fronting onto Schnepf Road, Airport and Joy Roads will maintain the existing landscape, H2O and the Schnepf family did an excellent job of landscaping the perimeter of the site and the existing landscaping will remain..
3. There will be no loading or service bays fronting onto public streets, however, delivery trucks will use both Airport and Joy for ingress and egress as shown on the site plan.
4. There will be no parking or maneuvering areas located in any required setback fronting on a public street.
5. There will be no displays provided in any required setbacks fronting a public street.
6. Outdoor storage will not occur in any required setback fronting on a public street.
7. Air Conditioning and cooling units shall be permitted to encroach into the yard setbacks.
8. Existing frontage to remain. New builder wall masonry fencing shall be added to the site and shall match the color of existing perimeter fencing.

### **Parking**

Shown in the table below and on the site plan, the proposed number of parking spaces for this development is lower than what is normally required for an industrial use.

<b>Building</b>	<b>Existing/Proposed Use</b>	<b>Square Footage</b>	<b>Parking Required Per Sec. 2.140.020*</b>	<b>Parking Provided</b>
1	Office	5,000	5	
2	Warehouse	6,000	6	
3	Storage	4,900	4.9	
4	Manufacturing	13,500	13.5	
5	Manufacturing	15,300	15.3	
6	Storage	6,000	6	
7	Manufacturing	27,000	27	
Total		77,700	77.7	24

\*- 1 space per 1,000 square feet of floor area

For this reason, we are requesting a variance from the parking requirements as outlined in PCDSC Section 2.140.020, at a later date.

**Development Schedule**

As previously noted, the use contemplated in this rezoning request is the adaptive reuse of an existing facility. Initially Severtson would like to begin operations with some changes to the site including enclosing the buildings and cooling the buildings. Additional buildings and enclosures are planned to be added to the site as shown on the site plan as market conditions dictate.

**Proposed Public Utilities and Services**

<b>Utility</b>	<b>Provider</b>
Electric	Salt River Project
Natural Gas	City of Mesa
Telephone	Century Link
Refuse Disposal	Private
Potable Water	Town of Queen Creek
Landscaping Water	Town of Queen Creek
Sewer	Septic
Fire Services	Rural Metro
Law Enforcement Services	Pinal County Sherriff's Office

**Conclusion**

Granting this Rezoning, Planned Area Development (PAD) Overlay, and non-major Comprehensive Plan amendment will allow for the continued use of this property as a well-planned and thoughtfully designed corporate headquarters and light manufacturing facility, with little to no impact on surrounding properties or county services. The Applicant and Owners look forward to working with Pinal County Planning staff on this rezoning, Planned Area Development (PAD) overlay and non-major Comprehensive Plan amendment request and respectfully request support of this application.



## Memorandum

Date: October 20, 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: Planned Area Development for the SEVERTSON CORPORATION,  
Case PZ-PD-004-16**

The Engineering Division has reviewed the Planned Area Development for the SEVERTSON CORPORATION, Case No. PZ-PD-004-16 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. All road and infrastructure improvements shall be per the approved TIA to mitigate impacts on all surrounding roadways to be completed at the applicant's cost;
- 2) Any right-of-way required to be dedicated shall be free and unencumbered and right-of-way conveyances shall be completed prior to Site Plan approval. The applicant is responsible for all processing fees associated with the dedication of right-of-way;
- 3) 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;
- 4) 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-lot retention area;

cc: E. Bojorquez

**MEMORANDUM FROM AIR QUALITY**

**Date:** October 7, 2016  
**To:** Steve Abraham  
**Cc:** P & Z Review Committee  
**From:** Anu Jain – Air Quality Engineer  
**Re:** Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

<b>Date</b>	<b>Case #</b>	<b>Applicant</b>	<b>Project</b>	<b>*Response</b>
10/20/16	PZ(PD)-004-16, PZ-PA-005-16	Donald & Daryl Schnepf	Movie Screen Manufacturer	See Comments 1, 2, 3, &4
10/20/16	SUP-004-16	Florence Unified School District	Cellular Antenna	See Comment 5
10/20/16	SUP-015-15	Michael Corral	Private Motocross Track	See Comments 1 & 2

**\*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.
4. An Air Quality Industrial permit is required before construction at the site.
5. An Air Quality Industrial permit may be required if there is a generator on site.

## Enrique Bojorquez

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**From:** McAllister-Smith, Tina <tina.mcallister-smith@fmo.azdema.gov>  
**Sent:** Thursday, September 29, 2016 2:51 PM  
**To:** Enrique Bojorquez  
**Subject:** RE: Pinal County Projects - Rittenhouse Auxiliary Airfield -2nd

Ah, yes, the North South Corridor Study. That is definitely on our radar!

I looked over the Severtson Screen rezone request. Looks good to me – we have no issue with it.

Thanks so much for digging into things for me, Enrique. I truly appreciate it!

Have a good one!

Tina McAllister Smith  
Land Disposition Project Leader  
AZ Dept of Emergency & Military Affairs – Facilities Mgmt Office  
AZ Army National Guard  
602-267-2664  
tina.mcallister-smith@fmo.azdema.gov

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**From:** Enrique Bojorquez [mailto:Enrique.Bojorquez@pinalcountyaz.gov]  
**Sent:** Thursday, September 29, 2016 2:43 PM  
**To:** McAllister-Smith, Tina  
**Subject:** RE: Pinal County Projects - Rittenhouse Auxiliary Airfield -2nd

Hello Tina,

I forgot to include this in my prior email, but these two are major projects that are happening in the County or are in the planning stages:

- North-South Freeway (ADOT)  
<https://www.azdot.gov/projects/south-central/north-south-corridor-study/overview>
- Phoenix-Mesa Gateway Airport Land Use Compatibility Plan (ALUCP)

Best,

*Enrique Bojorquez*

Enrique Bojorquez  
Planner I  
Pinal County Community Development  
(520) 866-6642

The two letters below were sent to Enrique on 10/06/2016.

(1) within 300 feet

Hello Enrique,

It was very nice speaking with you this morning. As per your advice, I am writing to you to let you know my concerns with this proposal of zoning change as this will directly impact me and my property value.

I purchased my place at 41358 N. Schnepf Rd, San Tan Valley (formerly Queen Creek) 85140 in November of 2000. I purchased it because I needed room for my horses and we were driving our horses with carriages. It is 5.11 acres. This is some of the last irrigated property left in the valley and very important for livestock and horses. This rural lifestyle is what we were looking for. We did have a double wide mobile home on the property, but there was damage to the home so it had to be removed. The plan was to build a custom home on our property where we could retire.

We have spent a lot of money on our place over the past 16 years, improving the property paying cash so that in retirement we wouldn't have a payment. We have put in over 100,000.00 in improvements into our place and \$10,000 just this summer to refinish our 33,000 gallon pool as it has deteriorated over the years. I have been battling the County over the raise in the speed limit on Schnepf Rd over the past year. Traffic that has been diverted from Ocotillo and Ironwood, directly through our Suburban Ranch residential neighborhood because of the speed limit change. The noise has become unbearable. So much noise that I can't hear my friend talking to me while in our arena.

My neighbors have been vigilant in fighting all zoning changes, even ones that were just splitting someone's property to put a house for their children to live in. I have agreed and voted with them every step of the way as we all bought out there for the small ranches for our livestock and horses. This area is also Open Range.

Being directly across from H2O water for all of these years, I can tell you that traffic and activity there was almost unnoticeable. A few vehicles going in and out during the day, but so rare. Now that Queen Creek Water has purchased it, there is almost no activity there.

From what I understand, Don Schnepf sold the water tanks to Queen Creek Water for nearly 44 million dollars. Queen Creek Water did not buy the office buildings as they have

them down town. I believe that the buildings for the H2O water company are now on Don Schnepf's private property which is still zoned as Suburban Ranches. We would all like to see the buildings removed and it go back to the ranch style that this neighborhood was supposed to be. People move buildings all the time. Just because they are already built does not mean that we, as neighbors, should be subjected to light industry in our Suburban Ranch neighborhood. Don Schnepf has already made much more on his investment than any other neighbor out here. Selling the buildings on his private property should not be to the detriment to the rest of us who also have our life savings in our places.

There is concern that once rezoned, they could sell to others. The thought of that is also disturbing. These are our homes and we did not buy in an industrial park, we bought out as far as we could go.

In the last meeting in August, my husband Roger and I arrived a few minutes late. We sat out in the hallway with the presenters of the project. My husband gave them the impression that we were on their side. They were candid in their comments. When concerned neighbors got up to speak, they rolled their eyes and made comments under their breath saying that this is a done deal. Cheryl Chase has told them that she will push this through. Their attorney was standing in the front of the room and was listening to one of the neighbors speak. The gentleman next to me made some gestures to him and saying that this doesn't matter, done deal. The attorney rolled his eyes and the woman speaking thought it was directed at her. She became very upset and told him that he should not be treating the people that he wants on his side this way. The men in the hallway kept saying it doesn't matter, done deal.

I went up to the attorney after the meeting to speak to him. I talked to him a bit about the traffic and speed already on Schnepf Rd. He spouted that it is an arterial road and that I should have anticipated this when I bought here. Funny that this was almost verbatim to what Cheryl Chase said. I thoroughly checked into the area, all planning and zoning in Florence at the Pinal County buildings with my realtor before I purchased this property. There was nothing in the planning regarding this road becoming a highway. I surely would not have put so much money into this property as right now, no one will buy it. Schnepf Rd is not an arterial road. The definition states that small feeder roads funnel into an arterial road to and Expressway or freeway or into the middle of town. Schnepf Rd goes nowhere and isn't very long as it starts at Skyline and ends at Germann. We knew that they would not be able to build on the State land directly across the street as it is historical being the old Rittenhouse Airfield where they hid the planes in WW2. Boeing also leases the property and uses it nearly every day to practice helicopter landings.

I am appalled at the behavior or the Pinal County Supervisors abuse of power and in the zoning division in general especially the road works. To say that they did a speed study

per ADOT's regulations and increase the speed on my rural residential road instead of putting more officers out there to enforce the current 25 mph speed limit is deplorable.

I will be recommending to our neighbors, that if the zoning is changed in our neighborhood, that we join together and contact an attorney. This zoning change will most certainly impact our lifestyle, our homes and our property values. This is not an area that "progress" needs to be enforced on us.

Best Regards,

Carol Arbuthnot  
41358 N. Schnepf Rd., San Tan Valley AZ 85140

Mr. Bojorquez.

This is in reference to a zoning change in the area between Ocotillo and Germann and Kenworthy and Schnepf. This community is on record with Pinal County Planning and Zoning for many years doing our best and voicing our concerns about not splitting or rezoning these properties in this area. We are trying very hard to keep our rural agricultural status. In previous years the Board has always supported our efforts and assured us, that until the petitioning party could come in with 75% of the land owners in agreement with them, the Board would not allow them to rezone or split the properties. We have heard through other people, that we could not stop this, that it is a done deal. I surely hope not. This company going in, is going to create a lot of noise and traffic. We truly do not want this in our neighborhood. They are already erecting a large building, as though they have already made the deal. If one person is allowed to split or rezone, that will set a precedence that we cannot stop. We are at this time getting signatures on a petition to show that the majority of land owners do NOT want this zoning change. Thank you so much for your time and consideration.

Cathy and Robert Warbington  
42283 N. Jackrabbit rd.  
San Tan Valley, AZ. 85140  
Ph# 480-987-9363  
cell# 480-226-4232

## Enrique Bojorquez

---

**From:** ROBERT E WARBINGTON <lazywdart1@msn.com>  
**Sent:** Thursday, October 06, 2016 2:31 PM  
**Subject:** Fwd: Case #PZ-PA-005-16/PZ-004-16/PZ-PD-004-16

Sent from my Galaxy Tab® S2

----- Original message -----

From: ROBERT E WARBINGTON <lazywdart1@msn.com>  
Date: 10/6/16 2:03 PM (GMT-07:00)  
To: enriqueboroquez@pinalcounty.gov  
Subject: Fwd: Case #PZ-PA-005-16/PZ-004-16/PZ-PD-004-16

Sent from my Galaxy Tab® S2

----- Original message -----

From: ROBERT E WARBINGTON <lazywdart1@msn.com>  
Date: 10/6/16 1:58 PM (GMT-07:00)  
To: enrique.bojorquez@pinalcounty.gov  
Subject: Case #PZ-PA-005-16/PZ-004-16/PZ-PD-004-16

Mr. Bojorquez.

This is in reference to a zoning change in the area between Ocotillo and Germany and Kenworthy and Schnepf. This community is on record with Pinal County Planning and Zoning for many years doing our best and voicing our concerns about not splitting or rezoning these properties in this area. We are trying very hard to keep our rural agricultural status. In previous years the Board has always supported our efforts and assured us, that until the petitioning party could come in with 75% of the land owners in agreement with them, the Board would not allow them to rezone or split the properties. We have heard through other people, that we could not stop this, that it is a done deal. I surely hope not. This company going in, is going to create a lot of noise and traffic. We truly do not want this in our neighborhood. They are already erecting a large building, as though they have already made the deal. If one person is allowed to split or rezone, that will set a precedence that we cannot stop. We are at this time getting signatures on a petition, to show that the majority of land owners do NOT want this zoning change. Thank you so much for your time and consideration.  
Cathy and Robert Warbington

42283 N. Jackrabbit rd.  
Santana Valley, AZ. 85140  
Ph# 480-987-9363  
cell# 480-226-4232

Sent from my Galaxy Tab® S2

within  
300 feet

## Enrique Bojorquez

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**From:** Martha G <martita\_n\_az@msn.com>  
**Sent:** Friday, October 07, 2016 11:24 AM  
**To:** Enrique Bojorquez  
**Subject:** Rezoning H2O Headquarters/Severtson Screens

Dear Mr Bojorquez,

I am writing this letter in opposition of the rezoning. I bought this property here many years ago to have a peaceful, quiet life out here from the hustle and bustle and not feel like I am in an industrial zone! I made a choice to drive 30 miles one way to work so that when I come home I don't feel like I am in town or in an industrial zone. I would really like to retire here soon and feel the same way, that is my dream.

I am one property away from that building and do not wish to see another business there. As it is, when there is building in the area we get the dump trucks, and other large equipment racing thru Airport Rd and Joy. Not to mention the noise and more traffic.

People out here ride their horses in the neighborhood, take the entire families for walks and feel safe from the traffic. I don't feel it will stay as safe as it has been. This is a small community that wishes to maintain our style of living, is that so much to ask. If you can see in the past records, we continually have to fight for our peace in this neighborhood.

I respectfully urge you to consider denying the request for rezoning.

Thank you,

Martha Gomez Walleen  
2912 E Joy Dr.  
San Tan Valley, AZ 85140  
Sent from my Galaxy Tab® A

## Enrique Bojorquez

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**From:** Shari Brownlee <sharibrownlee@msn.com>  
**Sent:** Thursday, October 06, 2016 4:39 PM  
**To:** Enrique Bojorquez; Sheri Cluff  
**Cc:** Cheryl Chase; Pete Rios; Steve Miller; Anthony Smith; Todd House  
**Subject:** Case# PZ-PA005-16/PZ-004-16/PZ-PD-004-16

This letter is to reference the zoning change requested by Severtson Screens to rezone the property located at Joy Rd and Schnepf Road (former H2O Water Company). Our neighborhood is one of the very few left in the area that have been able to keep our rural identity (3-1/3 to 5+ lots). We have fought neighbors who have wanted to split their lots to downsize and sell a portion and have fought to keep outside interest from building within our community (seminary at Coyote Road and Germann Road). So far, we have been able to remain "Rural". The zoning change for Severtson Screens will bring more traffic to our area. If this change is allowed, it will bring in more industrial businesses and most likely commercial as well. This rezoning will be the start of a negative trend in our neighborhood.

Our neighborhood is hearing Mr. Don Schnepf has been "pulling some strings" to push this zoning change through as he is in process of adding an additional steel building on his property (sides to the one requesting the zoning change). As the Schnepf's are older, and his wife has been sick, the expense of a large building does not appear to be something for their personal use. The timing is very questionable. We have been told Cheryl Chase will "push this through" and I hope that this is not the case. Please hear and support our request to decline this change in our neighborhood and keep our "Open Range" status in tact. Buildings can be taken down and re-erected in other locations. Agricultural properties do not typically return to agricultural use once rezoned.

There is an on-line petition against this rezoning and as of today has 60 supporters. Below this letter is a copy of all the comments made by our neighbors further voicing their opinion against this rezoning as well as two additional letters sent to Enrique today. At the meeting on the 20<sup>th</sup>, we will be bringing a petition with live signatures to show we are very serious about this type of change. Currently there are far more than 75% in this neighborhood who are against this change, and several will be at the meeting on the 20<sup>th</sup>, to again voice their opinions. We will also return in November for the Board of Supervisors meeting.

Thank you for your consideration in this important matter.

Sherman and Shari Brownlee

41981 N Rattlesnake Rd  
San Tan Valley, AZ 85140  
602-615-1777.

**Pinal County Board of Supervisors : Petition against Severtson Screens rezoning H2O Water Company Headquarters**

by Shari Brownlee · 60 supporters

This petition is to stop the "rezoning and repurposing" of the H2O Water Company Headquarters (Schnepf Rd/Joy Rd) proposed by Severtson Screens. There was already one meeting asking our thoughts on this change and appeared obvious the majority is not interested. A letter was sent again asking to meet with neighbors August 25th (Thursday) at 6:00 pm at the H2O building. We are asking everyone to please come and be heard as well as signing this petition as it appears it may need to go to the county for them to realize we do not want this in our community. We are agricultural and want to remain agricultural. This company would increase the trucks on our roads which adds to the current problem of excessive traffic and speeding. If this passes it will open doors for additional companies to move in which will ultimately start a change against the whole reason why we moved to this area. Even if you are unable to attend the meeting please sign this petition to stop a zoning change.

**ADD YOUR VOICE**

**Shari Brownlee**  
San Tan Valley, AZ

Top of Form

Bottom of Form

**Supporters**

- Top-rated
- Most recent
- My comments

So few rural a properties left. It is soooooo important that we fight this. We are in danger of losing our lifestyle.

**Robert & Cathy warbington Warbington**, San Tan Valley, AZ

2 months ago

4

[Share](#)  
[Tweet](#)

Delete

I am against the rezoning of property within our quiet, rural community. There are plenty of other areas in San Tan Valley which are zoned for commercial and light industrial.

**Stephanie Chandler**, San Tan Valley, AZ

2 months ago

4

[Share](#)  
[Tweet](#)  
[Delete](#)

Don't want businesses moving in. Its bad enough that we have major traffic cutting through to avoid the Ocotillo Ironwood intersection.

**Robin Jutras**, San Tan Valley, AZ

2 months ago

3

[Share](#)  
[Tweet](#)  
[Delete](#)

A residential neighborhood needs to remain residential to keep our peace and quiet atmosphere.

**Brian Knutson**, San Tan Valley, AZ

2 months ago

3

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I want our community to remain agricultural and feel rezoning and opening the door for one commercial business to move in would set a precedent for others to follow. This would change our neighborhood forever.

**Julia MacDougall**, San Tan Valley, AZ

2 months ago

3

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We are currently building our retirement home in this area and selected this area for its rural setting and suburban ranches. To rezone an area for "light manufacturing" when it is already zoned for beautiful evenings, critters galore and wonderful acreage would just be "wrong"!

**Bill Bratt**, San Tan Valley, AZ

1 month ago

2

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This is a residential neighborhood we live in not commercial.

**Kevin Stewart**, San Tan Valley, AZ

1 month ago

2

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Nothing personal to the company that is interested in the property however, this area is agricultural and we want to keep it that way. We have enough traffic and trucks coming thru our neighborhoods. This change would open the flood gates for future rezoning.. I came out here to avoid that and enjoy the space, the quiet of traffic and bustle. I want to maintain the lifestyle of this rural agricultural community. I OPPOSE rezoning.

**Martha Walleen**, San Tan Valley, AZ

1 month ago

2

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I am opposed to the rezoning of the H2O building located on Pima/Schnepf roads in San Tan Valley, Az. If approved, this matter will set a precedent for other rezoning requests to follow. It has been proven, time and again, that the area homeowners do not wish to have ANY zoning changes in this area. This neighborhood is not considered a "mixed use" area. The only exception was the H2O building for the sole purpose to provide water to the surrounding properties. If allowed:

It will create additional commercial traffic which our road structure is not equipped for,

Provide unsafe conditions for school age children to catch and be released from school busses,

Allow unsafe conditions for walking, biking and riding along neighborhood streets,

Disrupt the legal "Quiet Enjoyment" that his neighborhood possesses, is known for, and has come to expect.

**Sharon Heiney**, San Tan Valley, AZ

1 month ago

2

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I do not want business of this size in our neighborhood with significant traffic.

**Leisa Phillips**, San Tan Valley, AZ

2 months ago

2

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I am against the rezoning of the former H2O facility to allow Severtson Screens to operate a production facility.

**Robin Mayberry**, San Tan Valley, AZ

2 months ago

2

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I like Ag. peace and quiet plus it is safer for the Grandkids and livestock.

**Lou Scarlett**, San Tan Valley, AZ

2 months ago

2

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Have enough traffic in area

**Nancy Winkle**, San Tan Valley, AZ

2 months ago

2

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Commercial businesses belong in an industrial area, and we are not! This is why we bought out here. Less noise, traffic!

**Rebecca Smith**, San Tan Valley, AZ

2 months ago

2

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Its a residential neighborhood and I want it to stay that way!

**Ed Harman**, San Tan Valley, AZ

2 months ago

2

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We do not need any more truck traffic or comercial development in this neighborhood. Thank you

**Chester McKemie**, San Tan Valley, AZ

2 months ago

2

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oppose any attempt to rezone our neighborhood

**Dave MacDougall**, San Tan Valley, AZ

2 months ago

2

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i'm signing because i don't want the heavy trucks moving around in our area. we bought because of peace and quiet

**Don T Miller**, San Tan Valley, AZ

2 months ago

2

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I am against having commercial zoning in the rural area along Schnepf Road.

**gilbert bosworth**, San Tan Valley, AZ

2 months ago

2

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[Tweet](#)  
[Delete](#)

I am singing because I am against the proposed idea of introducing a commercial business into our neighborhood.

**Kelli Mckinley**, Gilbert, AZ

2 months ago

2

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I do not want to rezone

**Jennifer Fiedler**, San Tan Valley, AZ

2 months ago

2

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I want my neighborhood to stay rural, not turn into an industrial area. We have many kids and want them to remain safe.

**Wendy Esquibel**, San Tan Valley, AZ

2 weeks ago

1

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I live on an acreage and want the area to remain that way

**Tonya Doty**, Chandler, AZ

2 weeks ago

1

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I do not want heavy traffic in this area this is the reason I move out here was so I can take my horses out riding and enjoy where I live, if they start re zoning this are it would be tragic, I want my kids to grow up here

**SHANDA CHAMBERS**, San Tan Valley, AZ

2 weeks ago

1

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We already have a huge problem with the traffic on Schnepf Rd that needs to be changed back to the 25 mph in our subdivision. I heard the attorney for Severtson Screens spout the very same words Cheryl Chase did saying that Schnepf is an arterial Rd. It is not. Ironwood and Ocotillo are. Schnepf ends at Skyline to the south and Germann at the north end. It doesn't go anywhere except through our rural neighborhood. It is Open Range and no where do you see a single sign for Open Range. Dark and narrow roads at night. Mr. Don Schnepf sold H2O water tanks to the City of Queen Creek for a very healthy sum of money. Only the tanks. That means that the offices and buildings are now on residential property as they are no longer a utility. He made enough money to tear those buildings down or have someone haul them away. We should not have to alter our rural subdivision because Mr. Schnepf still has these buildings. This should not be rammed down our throats. It would be nice to see it farm land again. I do not understand the new building that has been built there since this screen company has become interested. Mr. Schnepf and his wife are ailing and do not have a need for an additional building on their property. We need to go to Pinal County and take a look at the permits to see who pulled them and what this is for. I believe that former County employees were encouraging the screen company that this will be passed and made into light industrial. I would bet that they thought that it would make them look like they are bringing revenue, taxes, into the county. Well, not at our expense. Go somewhere else where it is already zoned for that. I sincerely hope that our new District 2 County Supervisor can see what is going on here and will stand by his constituents.

**Carol Arbuthnot**, Mesa, AZ

2 weeks ago

1

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I am opposed to the rezoning of the H2O building located on Pima/Schnepf roads in San Tan Valley, Az. If approved, this matter will set a precedent for other rezoning requests to follow. It has been proven, time and again, that the homeowners do not wish to have ANY zoning changes made. This neighborhood is not considered a "mixed use" area. The only exception was the H2O building for the sole purpose to provide water to the surrounding properties. If allowed:

It will create additional commercial traffic which our road structure is not equipped for,

Provide unsafe conditions for school age children to catch and be released from school busses,

Allow unsafe conditions for walking, biking and riding along neighborhood streets,

Disrupt the legal "Quiet Enjoyment" that his neighborhood possesses, is known for, and has come to expect.

**Sharon Heiney**, San Tan Valley, AZ

1 month ago

1

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Don't want change in zoning

**Winkle James**, San Tan Valley, AZ

2 months ago

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I just spoke with Enrique Bojorquez, Pinal County Zoning. He said that we, as neighbors, need to write our concerns and send them to him no less than 10 days before this hearing on Oct. 20. This is when he compiles the report for the meeting. I suggest that we all write him immediately and put in every concern that you have with this zoning change. He said e-mail is best but you can fax or snail mail. He started with his report yesterday so it is suggested that you get in your letters before Monday. His e-mail is [enrique.bojorquez@pinalcountyaz.gov](mailto:enrique.bojorquez@pinalcountyaz.gov) I am writing my letter of concern today. I briefly told him about the buildings that are currently being added to Don Schnepf's property even though I suspect he has no personal use for them as he and his wife are ailing. I also told him that the people giving the presentation were sitting next to us saying that this is a done deal. He said to include everything in our letters and all will be taken into consideration. Please write yours before Monday and get it in ASAP.

**Carol Arbuthnot**, Mesa, AZ

3 hours ago

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WALTER HUSTEAD

**W. Bugh Hustead,III**, San Tan Valley, AZ

3 days ago

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This petition is important as this is a rural neighborhood with 3-1/3 to 5 acres parcels and commercial/industrial is not a "fit" and definitely something we do not want in our neighborhood.

**Shari Brownlee**, San Tan Valley, AZ

2 weeks ago

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We moved here 2 years ago because of the rural zoning. I'll fight this rezoning tooth and nail.

**Jodi Veite**, San Tan Valley, AZ

2 weeks ago

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I want my neighborhood to stay small...people already use us as a highway, let's stop the smaller land and re zoning while we have a chance!

**Lindsay Morris**, San Tan Valley, AZ

2 weeks ago

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I oppose the rezoning of H2O Water Co Headquarters which will ruin our small quiet agricultural community.

**Barbara Patterson**, San Tan Valley, AZ

2 weeks ago

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I live right behind this area and the noise is already bad enough with traffic on schnepf with speeds up to 60 miles an hour and passing on a double line

**connie nichols**, San Tan Valley, AZ

2 weeks ago

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I live in this neighborhood and moved here to raise my young children. Not to mention we have horses and other animals that can be sensitive to noise and high traffic. Most of the traffic brought out this way doesn't mind our speed limits as they are currently posted, so that leads me to believe more traffic isn't going to bring anymore citizens who will abide our speed limits. A commercial property will be unsafe for our animals and children.

**Kendra Niehuis**, San Tan Valley, AZ

2 weeks ago

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We moved to this area because of the rural neighborhoods. We don't think mixing commercial vehicles and farm animals are a positive impact for this area. We are opposing the petition for a zoning change.

**Terri Chambers**, San Tan Valley, AZ

2 weeks ago

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We Made a lot of sacrifices to move into a quiet rural area.

**Brooke Passey**, Gilbert, AZ

2 weeks ago

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I feel strongly about preserving our unique community. I have experienced the frustration of watching my previous established neighborhood fall prey to business zoning. The result was lower property values and a loss of the privacy and peace that we once enjoyed.

**Dianna McCallen**, San Tan Valley, AZ

1 month ago

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First, I noticed that it says Schneider Rd/Joy Rd. It is Schnepf Rd. Yes, we currently have a speeding and heavy non local traffic problem down Schnepf Rd. To my knowledge, I am the only one that has gone to our County Supervisor to complain about the speed changing from 25 mph to 45 mph. It is dangerous and I cannot even think of riding or driving a horse out my driveway. Our neighborhood needs to stick together and fight all of this! If the speed limit stays at 45 mph, I am inclined to have my property rezoned as well since it is on a highway already.

**Carol Arbuthnot**, Mesa, AZ

2 months ago

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The traffic in the neighborhood has become ridiculous and we can't get pinal county to patrol the speeders we have now, and Pinal county will not put up signs that we have animals and Small farms . I Have asked them to on mutiple occasions!

**Cloran Powers**, San Tan Valley, AZ

2 months ago

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We already have too much commercial traffic in the "neighborhood".

**N A**, San Tan Valley, AZ

2 months ago

0

## Enrique Bojorquez

---

**From:** DAVE JULIA MAC\*DOUGALL <dnj\_spr@msn.com>  
**Sent:** Friday, October 07, 2016 10:06 PM  
**To:** Enrique Bojorquez  
**Subject:** Stop re-zoning of H2O Water Company Land and Buildings. Case Numbers PZ-PA\_005-16/PZ-004-16/PZ-PD-004-16

Mr. Bojorquez,

We have lived in this area for almost 20 yrs. Our neighborhood is agriculture and small ranches and we want it to stay that way. One of the unique features that support our agricultural lifestyle is the 3.3 acre minimum lot size. Our neighborhood is irrigated and has just acquired 2 wells which will meet our water needs for the future. We feel that by allowing the rezoning of the H2O Water Company Land and Buildings would be a risk to the neighborhood and it's agricultural lifestyle. By allowing a zoning change as the one proposed, it would be nearly impossible to limit future zoning changes that would forever change this unique and special agricultural neighborhood. Yes, I could also cite the increased traffic and safety concerns for our children and animals, but the rezoning of the H2O Water Company Land and Buildings, and the future rezoning this will allow, will be putting our agricultural lifestyle at risk. This is truly our greatest fear. A neighborhood like ours is rare, and special and deserves to be preserved.

Thank you for your consideration,

Julia & Dave MacDougall  
42729 N. Coyote Rd.  
San Tan Valley 85140

## Enrique Bojorquez

---

**From:** Eileen Koceja <EKoceja@Outlook.com>  
**Sent:** Saturday, October 08, 2016 12:30 PM  
**To:** Enrique Bojorquez  
**Cc:** Sheri Cluff; sheryl.chase@pinalcountyaz.gov; Pete Rios; Steve Miller; anthony.smith@pinalcountyaz.com; Todd House  
**Subject:** case #PZ-PA-005-16, PZ-004-16/PZ-PD-004-16

To all of you on the Pinal County Zoning Board,

I live in the neighborhood where the aforementioned case for rezoning is currently occurring and I am opposed to the change.

I purchased here as it is one of the few neighborhoods, in this area, that have large lots with agricultural privileges. The majority of us homeowners have livestock, in particular horses which are a large part of our daily lives. Within the boundaries of this neighborhood we have limited traffic and little reason for any large truck traffic which offers us a safe place to ride and a safe environment for our children to experience a quiet rural lifestyle.

The change in zoning of the Airport and Schnepf Road corner to industrial would impede this lifestyle that we have worked so hard to attain. As many of us neighbors have stated it is not necessarily that we have an issue with Severson Screens as the company appears to be a good company however changing the zoning is not acceptable. Not only will it result in a disruption to one of the last rural areas around here it also opens the door to other land owners that may want to rezone for other commercial and industrial applications and allows an industrial user to have say in our community affairs.

Thank you for considering the views of the people who live, play and ride in the community.

Sincerely,

Eileen Koceja

2334 East Joy Drive, San Tan Valley

## Enrique Bojorquez

---

**From:** Pamela Cox <pcox413@aol.com>  
**Sent:** Saturday, October 08, 2016 9:22 PM  
**To:** Enrique Bojorquez  
**Subject:** Re-Zoning for Severtson Screens

Hello,

We write this as concerned homeowners with regards to the potential re-zoning to accommodate Severtson Screens. Please note that we highly oppose this change.

We had our eye on a piece of land in this neighborhood since we were a young married couple at the age of 21. We knew we wanted to be out away from "town" and raise our family in a neighborhood like this. Thankfully, 11 years later we were able to purchase 3.3 acres and build our "forever home." We have four young children who enjoy riding horses and team roping and our neighborhood supports this lifestyle. We love that our kids ride their horses to their friends' houses down the street and we are super concerned that adding a business into our neighborhood would add more traffic and prevent us from having this type of low key, laid back, simple lifestyle that we've grown accustomed to.

Please take this into consideration when considering allowing the re-zoning. There are very few neighborhoods left like ours and we beg you to keep it the way it is.

Please feel free to contact us should you have any questions or concerns.

Warm regards,  
Justin and Pamela Cox  
489-285-9247

## Enrique Bojorquez

---

**From:** Renate Daniels <adventure5@live.com>  
**Sent:** Saturday, October 08, 2016 10:37 PM  
**To:** Enrique Bojorquez  
**Subject:** Re-zoning of Queen Creek Ranchos

Please do not allow re-zoning to commercial in our lovely family and pet friendly neighborhood. If we allow the H20 building to go commercial it will have a very negative impact on our neighborhood. Increased traffic and noise will be a big impact. The speed limit is 25 MPH, those who do not live in the neighborhood do not abide by the speed limit. We have many residents, adult and children that ride their horses, ride their bikes, walk their dogs along the roadway. If commercial is allowed traffic will increase, not only the cars of the employees, but truck traffic. Trucks will not only wear out our roads, but will be dangerous to our residents. Trucks will scare horses and the children who use the roads to visit their friends in the neighborhood. We do not have sidewalks or horse trails. This neighborhood has many riding and roping arenas in our back yards. We use the roads riding our horses to our neighbors. There is enough commercial land available, please do not ruin our unique neighborhood. The thru traffic on Schnef, Kennworthy, German, and Pima has increased significantly in the past few years. People are speeding thru our neighborhood to avoid congestion on Ocotillo and Ironwood. I personally have had to call the gravel pit asking them to stop their drivers from using Pima Rd to avoid traffic on Ocotillo. These large trucks will cause horse rider accidents. Our neighborhood is being taken advantage of because it is an older subdivision and does not have all the rules and regulations that new subdivisions have. It is also set up as grid vs newer neighborhoods that slow traffic and by design making it undesirable to cut thru to avoid congestion on major roads.

I would also like to mention those who cut thru our neighborhood throw out their trash (coffee cups, food wrappers, soda cans, beer bottles, cigarettes, etc.). We have had several grass fires, which were started by a cigarette thrown out the car window.

I have been in this neighborhood for 16 years. The increase in traffic and issues noted above have all started due to the growth in the area and non-residents driving thru.

I live on Pima Rd and see the non-residents drive 45 MPH or faster. I have seen many gravel trucks with double trailers cut thru our neighborhood. I have been harassed by drivers and constantly passed in a No Passing zone by outsiders that want to go faster than 25 MPH.

We have a grade school and high school in our neighborhood. I can not stress enough on the great many adults, children, horses, dogs, walking, and riding the roads in our neighborhood.

I would love to see speed bumps in our neighborhood.

Thank you for allowing me to voice my opinion.

Renate Daniels  
2950 E Pima Rd  
San Tan Valley, AZ 85140  
847-946-6756

Sent from my iPad

## Enrique Bojorquez

---

**From:** Nancy Bratt <brattnancy@yahoo.com>  
**Sent:** Sunday, October 09, 2016 9:12 PM  
**To:** Enrique Bojorquez; Sheri Cluff; Cheryl Chase; Pete Rios; Steve Miller; Anthony Smith; Todd House  
**Subject:** Zoning Hearing Case PZ-PA-005-16/PZ-004-16PZ-PD-004-16

NO TO REZONING!

Leave our residential rural ranch neighborhood as is.

No commercial businesses.

Increase of large truck traffic.

Release of unknown quantities of VOC to the environment within rural ranch setting.

Threat, if allowed to rezone, will open opportunity to expand.

Please! Do not change lifestyle of our area!

We moved here or/and stayed here for this quiet style of living.

This is what we are striving for to keep our neighborhood unique.

Thank you,

Nancy Bratt &

Bill Bratt

42218 N. Rattlesnake Rd.

San Tan Valley, AZ 85150

Sent from my iPhone

## Enrique Bojorquez

---

**From:** Wendy Esquibel <wesquibel@cox.net>  
**Sent:** Thursday, October 06, 2016 3:57 PM  
**To:** Enrique Bojorquez  
**Subject:** RE: zoning change

PZ-PA-005-16/PZ-004-16 PZ-PD-004-16

I hope this is what you need. .

I am at 41787 N Coyote RD. San Tan Valley 85140

Wendy Esquibel  
Founder/Director Jose's Closet  
wesquibel@cox.net

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**From:** Enrique Bojorquez [mailto:Enrique.Bojorquez@pinalcountyaz.gov]  
**Sent:** Thursday, October 6, 2016 3:15 PM  
**To:** Wendy Esquibel  
**Subject:** RE: zoning change

Good Afternoon Ms. Esquibel,

Thank you for sending me a written statement describing your concerns.

But, could you please include the case number which identifies this case?

Also, it would be great if you could include your address as well for reference.

Thank you and I look forward to your reply,

*Enrique Bojorquez*

Enrique Bojorquez  
Planner I  
Pinal County Community Development  
(520) 866-6642

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**From:** Wendy Esquibel [mailto:wesquibel@cox.net]  
**Sent:** Thursday, October 06, 2016 3:09 PM  
**To:** Enrique Bojorquez  
**Subject:** zoning change

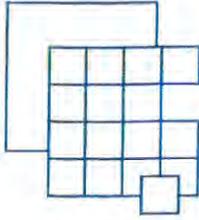
My name is Wendy and I wanted to write to you about my concerns concerning the rezoning of my neighborhood. I have adopted 10 children from foster care. Of those ten six of my children are special needs. I moved to this out of the way quiet neighborhood to help ensure my children's safety. In the morning you will see my on the front of my very long gated driveway waiting for 3 busses. My son V..... is blind and brain damaged from abuse suffered by his biological parents, M..... has autism and is nonverbal, Emma is blind and confined to a wheelchair from her abuse as an infant, N..... has cerebral palsy and is low functioning due to her birth mothers drinking and drug abuse in utero. I live out here

because I know the streets are quiet and safe. If God forbid M. ever got out of the house the neighbors would know where to take her home. My fear is that by allowing a busy business into our quiet neighborhood it will no longer be the quaint , quiet sleepy neighborhood I moved her for. Please consider moving this outfit to a more suitable place not filled with animals , children and most especially my differently abled children.

Wendy Esquibel

Founder/Director Jose's Closet

[wesquibel@cox.net](mailto:wesquibel@cox.net)



**Pew & Lake, P.L.C.**  
Real Estate and Land Use Attorneys

W. Ralph Pew  
Certified Real Estate Specialist  
Sean B. Lake  
Reese L. Anderson

October 26, 2015

**NOTICE OF NEIGHBORHOOD MEETING**

Dear Neighbor:

Together with our clients Brad Schnepf, (FEL, LLC) and Severtson Screens, we are pleased to invite you to a neighborhood meeting to receive your comments on our proposal to the Pinal County Planning Division to rezone and repurpose the old H2O Water Company Headquarters located on Schnepf Road between Joy Drive and Airport Drive. We are proposing to reuse the office and warehouse buildings for a low impact and low traffic use for Severtson Screens.

We would love to meet with you and share our vision for the repurposing of this property. Please come and join us at a neighborhood meeting where we can show you our plans and have a discussion about Severtson Screens. The meeting will be held on site in the old H2O Offices. At the meeting, we will have site plans and other exhibits available for your review and comment. The details of this meeting are as follows:

<b>Date:</b>	<b>November 3, 2015</b>
<b>Time:</b>	<b>6:00 PM</b>
<b>Location:</b>	<b>On Site (Offices) 41502 N Schnepf Rd San Tan Valley</b>

If you have any questions regarding this matter prior to the neighborhood meeting, please contact me at my office at (480) 461-4670. If you have any questions regarding this matter prior to the neighborhood meeting, please contact me at my office at 480-461-4670. For more information about Severtson Screens, you may visit their website at <http://severtsonscreens.com/about-us>. As we proceed through the rezoning process, there will be future public hearings that you be notified about as well.

Sincerely,

Sean B. Lake  
PEW & LAKE, PLC.

## Schnepf Neighborhood Meeting Minutes

November 3, 2015 at 6 pm  
41502 N Schnepf Road (on-site)

Meeting began at 6:00 pm

Mr. Lake made introductions.

Mr. Severtson made a presentation explaining what the company does:

- Background
- Big cinema screens
- International exporter
- Top 3 in the world
- Foldable, portable

Why? Consolidate four facilities into one

Need for large open buildings without support pillars

Project includes back 2 acres

- Noise- no customer traffic
- Traffic- FedEx, UPS, DHL; 3-4 semi-trucks per week
- All enclosed processes
- Will be adding one more building and enclosing existing buildings; removing gas tank

Mr. Lake explained the Planning and Zoning process. Including the following:

- Staff reviews and recommendation
- Planning Commission recommendation
- County Board of Supervisors then vote on project.

*Questions, Answers and Comments were taken. (See table below)*

Mr. Lake concluded. He indicated precedence is a big issue. He said that they will stay in touch with neighbors during the process. They are not interested in being contentious. They want to see if they can come up with an agreement and tool to put this use at this location.

Meeting concluded at 6:50 pm

<i>Public Comment</i>	<i>Applicant Response</i>
<i>How many employees?</i>	16-30 employees
<i>We want to keep this residential. Don't want to set a precedent. County has backed us on residential. Don't mind the use, but mind the rezoning.</i>	We can work with the County to limit the use on the property.
<i>Coating process—do you emit VOCs? Do you use solvents? What kind of discharge?</i>	We have already passed the Pinal County environmental test. Almost no VOCs. We don't use solvents. We use rosin paper for overspray; roll it up and discard.
<i>Where are you currently located?</i>	Alma School Road in Mesa
<i>Why this location?</i>	Open, clear span of space. Closer to home
<i>Are you buying this property?</i>	Yes, contingent on zoning
<i>What kind of zoning are you trying to get?</i>	Commercial or light industrial
<i>What will happen to the wells?</i>	They are owned by the Town of Queen Creek, but the Town didn't need the buildings
<i>Could you limit the use on this?</i>	We could use a plan of development or development agreement
<i>How would you grow?</i>	We would have to get another facility
<i>There is state land across the street that supposedly has been leased to a solar company</i>	
<i>Rezoning will ruin the integrity of our neighborhood. We are concerned about the domino effect. We can't change rezonings in other part of the vicinity.</i>	
<i>Would the light industrial category help keep out the uses we don't want?</i>	It's possible.
<i>Where would the trucks go?</i>	Likely Schnepf to Ocotillo to Ironwood

Neighborhood Meeting  
Sign-In Sheet

Applicant:  
Pew & Lake, PLC

Property Location:  
Schnepf Road between Joy and Airport Drives  
Pinal County, AZ

Date:

November 3, 2015

Meeting Location:  
41502 North Schnepf Road  
San Tan Valley, AZ

Time:

6:00 PM

Case:

Not yet assigned

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Mary E Bugh Husted	3046 E. Gaile <sup>San Tan</sup> Monster Dr Valley	85140	sterbirdforum@earthlink.net	480-516-5201
2	Laurie Roberts	3267 E. Gila Monster Dr.	85140	Admin@lbhoa.net	480 205 6000
3	Cathy Warrington	42203 N Jackrabbit Rd	85140	LAZ@WARRINGTON@msn.com	80-987-9363
4	Julie & Dave MacDougall	42729 N Coyote Rd	85140	julie@spackhorseproperty.com	580.987.8327
5	Chris & Steph Chandler	41765 N. Jackrabbit Rd.	85140	steph@allinthefamilyllc.com	480-589-5792
6	Paul and Tara Davis	41587 N Sackrabbit Rd	85140	ladyliane@yahoo.com	480-466-9083
7	Janet Singleton	40994 N Coyote Rd	85140	cjanet@406.com	602-306-5167
8	Sherman & Shari Brownlee	41981 N Rattlesnake Rd	85140	sharibrownlee@msn.com	602-615-1777
9	Mitch Green	3280 E Gila Monster Dr	85140	opendpenny@yahoo.com	602-764-5684
10	Mitch Green / SUP PAULS	3141 E Gila Monster Dr	11	11 11 11	11 11 11
11	Roger Arbutnot	4263 E. Hope St, Mesa	85205	carolmes@cox.net	602-690-3406
12					
13					

Send reports to attendees.

## Schnepf Neighborhood Meeting Minutes

August 25, 2016 at 6 pm

41502 N Schnepf Road (on-site)

Meeting began at 6:00 pm

Mr. Lake made introductions. A neighborhood meeting was held nine months ago and this was the second one being held. May hear the same background for those who attended the last one.

Mr. Lake made a presentation regarding the following points of interest:

- Previously corporate offices for H2O Water Company, approximate hours of 5 am to 5 pm
- Nice improvements made to property—with a headquarters office and big warehousing clear space
- This is type of facility needed in this business
- A great re-use but County is requiring a re-zoning
- Exempt from zoning previously because it was a utility
- Since last meeting have added a PAD to the zone
- Schnepfs retained the portion of property that was not bought by the Town of Queen Creek, and fairly recently added one new building on the back portion of the property
- Drainage basin and retention will be provided with the project
- Industrial buffer zone appears to be the most appropriate zoning district
- Through the PAD other uses are prohibited; If the Severtson Screens were to leave other restricted uses could not be built without a rezone
- Keep zoning uses limited
- Showed before pictures of site and after pictures
- Everything to occur inside of building only
- Very similar site layout and operation as exists and used before
- Less traffic, because there will not be customer traffic
- Landscaping and parking stays the same
- Formal submittal made to County and anticipated P&Z Hearing in October and ultimately the Board of Supervisors

Mr. Severtson made a presentation explaining what the company does:

- Background—originally Williams Air Force Base flight simulators had too many defects and Mr. Severtson's father worked on creating a coating
- Big cinema screens (e.g. IMAX)
- International exporter
- Top 3 in the world
- About 22 employees
- Water based and completely natural coating, environmental friendly
- Strict Pinal County health board regulations met; no VOCs
- Innovative company—solve the problems how to get screen into buildings
- Foldable, portable screens

- Why? Consolidate four facilities into one
- Need for large open buildings without support pillars
- Shipping dock inside buildings and screens can be protected
- Able to re-use all buildings
- Noise- no customer traffic
- Traffic- FedEx, UPS, DHL; 3-4 semi-trucks per week
- All enclosed processes
- Will be adding one more building and enclosing existing buildings; removing gas tank

Mr. Lake further explained that the proposal is for this business and tailored the zoning for this specific use, to help address the concern of any commercial being permitted. Zoning is legally tied to the land and only permitted what would be done.

*Questions, Answers and Comments were taken. (See table below)*

Meeting concluded at 7:16 pm

<i>Public Comment</i>	<i>Applicant Response</i>
<i>This could set a precedence for other commercial coming in here and these are the same talking points as the meeting in November—if we let one in and then let them all in. We don't want commercial business in area. We couldn't stop the school, but we can give opposition on this.</i>	Commercial won't just happen. There are still areas in Pinal County that more rural and then other areas designated for more growth. In this instance, the proposal is for a use that is appropriate for an <i>existing</i> site and <i>existing</i> non-residential buildings.
<i>It's that zoning you're after that is our problem.</i>	The County has directed us that with this proposal that it will need a rezoning (from not having a zone being a utility company before.) It's a different precedence than an old ranchette site.
<i>Why not just do a CUP, without a change to the zoning?</i>	Again, we have been given direction to proceed with a re-zoning and not CUP [with the base rural zoning]
<i>What about chemicals?/Ground water runoff or mix it up with a leak and have a problem.</i>	Water based solution. Everything has been disclosed to the County [environmental/air quality], we have followed the procedures for posting of chemicals on property, and has been approved upon paying the fees.
<i>Why a scientific use in the zoning still?</i>	Need to mix the paints and wanted to make sure that use was covered.
<i>County can't maintain the roads they have and adding more use is of concern.</i>	Use of roads are still occurring regardless of project, hopefully this kind of use and business coming to the County actually can be a small part of better roads.

## Neighborhood Meeting Sign-In Sheet

**Applicant:**

Pew & Lake, PLC

**Property Location:**

41502 N Schnepf Rd

**Date:**

August 25, 2016

**Meeting Location:**

On Site (Offices)

**Time:**

6:00 PM

**Case:**

#	NAME	ADDRESS	ZIP	Email	PHONE
1	VALERIE CLAUSSEN	PEW & LAKE		valerie.claussen@pewandlake.com	480 461-4670
2	Maritane Phillips	2928 E. Airport Dr.			480 772 6537
3	Janet Singletary	40994 N Coyote Rd	85140	cjanruss@aol	480-987-1081
4	Connie Nichols / Mitch Green	3280 E Gula Mountain	85140	MLG202011@yahoo	623-764-5684
5	Cathy Aeton	42586 N. Kenworthy	85140	aeton91@msn.com	602 397 3840
6	Craig Blum	4047 E Lafayette Ave	85298	blumskid@hotmail.com	(480) 206-2428
7	Cathy Harrington	42285 N. JACKRABBIT Rd	85140	LazqudarT1@msn.	480-987-9363
8	Julia & Dave McDougall	42729 N. Coyote Rd.	85140	julia@sparklepleasbyranch.com	480-987-8327
9	MAXINEMAL SCOTT SOUTHWICK	42523 N. JACKRABBIT RD	85140	MAXINEMAL@GMAIL.COM	858-388-2120 SCOTT 480-029-3444
10	Dee & Shaggy Heiney	40850 N. Rattlesnake Rd	85140	Shiney@gmail	480-353-8102
11	Eileen Koceja	2334 E Joy Dr	85140	ekoceja@outlook.com	480-600-6360
12	Shari & Sherman Brownlee	41981 N Rattlesnake Rd	85140	shari.brownlee@msn.com	602 615 1777

## Neighborhood Meeting Sign-In Sheet

**Applicant:**

Pew & Lake, PLC

**Property Location:**

41502 N Schnepf Rd

**Date:**

August 25, 2016

**Meeting Location:**

On Site (Offices)

**Time:**

6:00 PM

**Case:**

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Bill & Nancy Bratt	42218 N. Rattlesnake Rd	85140	Nancy.Bratt@vantage.com	480-216-2421
2	Dianna McAllen	43809 N. Jack Rabbit	85140	Mdianna@qdsn.com	
3	Shannon Sawrlett	42583 N. Coyote Rd.	85140	reathoriola@MSN.	480-695-3562
4	Mary Husted	3046 E. Ceila Monster dr.	85140	Starbird Farm@earthlink.net	480-516-5201
5	Jon Erickson	42644 N Schnepf Rd	85140		
6	Roger Arbutnot	4263 E. Hope St., Mesa	85205	rogerarbutnot@cox.net	602-690-3406
7	Carol Arbutnot	4263 E. Hope St. mesa	85205	CarolMesa@cox.net	480-641-3405
8					
9					
10					
11					
12					

**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: A portion of the Southeast Quarter of Section 16, Township 2 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

2. Parcel Number(s): 104-46-095H & portion of 104-46-095G (1.8 AC) Total Acreage: ~~33.1 AC~~ +/- 5.13 AC

3. Current Land Use Designation: ~~SUDD, PD, SR~~ Moderate Low Density Residential (1-3.5 DU/AC)

4. Requested Land Use Designation: ~~CG, CE, CD, CA, CO, CS, CSX, CSY, CSZ, CSX, CSY, CSZ~~ Employment

5. Date of Concept Review: \_\_\_\_\_ Concept Review Number: \_\_\_\_\_

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.): To change the designation from Moderate Low Density, to Employment.  
This proposed use will allow the adaptive re-use of an existing building with little-to-no impact on the surrounding community. It will bring a world leader in the screen Manufacturing Industry to Pinal County without the use of tax incentives or development agreements.

7. Discuss any recent changes in the area that would support your application. \_\_\_\_\_  
We will be using the PAD development tool to limit the allowed uses on this site to provide a level of comfort to Pinal County staff and adjacent property owners that we will be using this site only for the commercial use contained in our rezoning application.

8. Explain why the proposed amendment is needed and necessary at this time. \_\_\_\_\_  
Granting this Rezoning, non major Comprehensive Plan amendment, Site Plan Approval and Board of Adjustment variance will allow for the continued use of this property as a well-planned and thoughtfully designed corporate headquarters and light manufacturing facility, with little to no impact on surrounding properties or County services.

RECEIPT #: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_

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.

Donald & Daryl Schnepf	41502 North Schnepf Road, San Tan Valley, Arizona 85140	
Name of Landowner (Applicant)	Address	Phone Number
		E-Mail Address

Sean B. Lake, Pew & Lake, PLC	1744 S. Val Vista Dr., Suite 217 Mesa, Arizona 85204	(480) 461-4670
Name of Agent	Address	Phone Number
		Sean.lake@pewandlake.com
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.**

**TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES.** *Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.*

**AGENCY AUTHORIZATION**

TO: Pinal County Planning & Development Services  
P.O. Box 2973  
Florence, AZ 85132

Donald & Daryl Schnepf

**[Insert Name – If a Corporation, Partnership or Association, Include State of Incorporation]**  
hereinafter referred to as "Owner," is/are the owner(s) of 3.33 acres located at

**[Insert Address of Property]**  
and further identified as assessor parcel number 104-46-095H and legally **[Insert Parcel Number]**  
described as follows:

**Legal Description is attached hereto as Exhibit A**

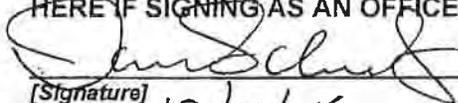
Said property is hereinafter referred to as the "Property."

Owner hereby appoints  
Sean B. Lake, Pew & Lake, PLC.

**[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]**  
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

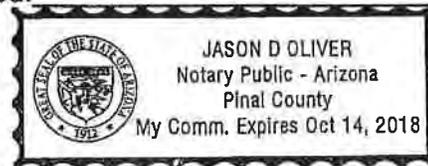
Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

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

  
\_\_\_\_\_  
**[Signature]**  
Dated: 12/16/15

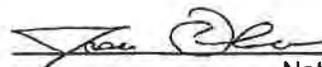
STATE OF Arizona )  
COUNTY OF Pinal ) ss.

\_\_\_\_\_  
**[Signature]**  
Dated: \_\_\_\_\_



The foregoing instrument was acknowledged before me this 16 day of Dec, 2015  
By Donald Schnepf  
**[Insert Name of Signor(s)]**

My commission expires 12-17-18

  
\_\_\_\_\_  
Notary Public





## SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public:  
None  

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2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan:  
There will be approximately 16-30 employees on the site. There would also be periodic deliveries by FedEx or other similar carrier.  
Semi-trucks would visit the site 3-4 times per week to pick up finished screens.  

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3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan:  
As shown on the site plan, there are 17 covered parking spaces and 7 uncovered spaces, including 1 ADA-accessible space.  

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4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?  
No. All manufacturing takes place indoors and does not generate any noise. There are no Volatile Organic Compounds (VOC's) or other fumes produced during the manufacturing process.  

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5. What type of landscaping are you proposing to screen this use from your neighbors?  
The existing landscaping on site will remain  

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6. What type of signage are you proposing for the activity? Where will the signs be located?  
The current H2O sign will be replaced with a Severtson Screens sign.  

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7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:  
See attached  

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8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested:  
At the back of the site, a new 150' x 180' building will be constructed. Additionally, minor improvement will be made to the site including the enclosure of some of the existing buildings.  

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9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?  YES  NO
10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted?  YES  NO

**PROPERTY OWNERSHIP LIST**  
(required for filing all applications)

**Instructions:** Print name, address, city, state, zip code and tax parcel number for each property owner within 600 feet of the subject parcel boundary.

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

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Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

*See attached  
map, screenshot,  
& labels*

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
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Parcel No.: \_\_\_\_\_  
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City/ST/Zip: \_\_\_\_\_

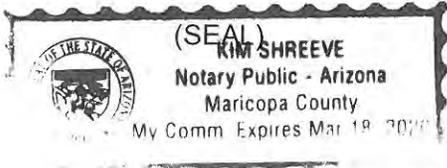
Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

I hereby verify that the name list above was obtained on the 20<sup>th</sup> day of October 2015, at the office of Pew + Lake, LLC, and is accurate and complete to the best of my knowledge.

*Cheryl Long*  
Signature

7/19/16  
Date

Acknowledged before me by Cheryl Long, on this 19<sup>th</sup> Day of July, 2016.



*Kim Shreeve*  
Signature of Notary Public

(If additional copies of this form are needed, please photocopy)

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

Donald & Daryl Schnepf 41502 North Schnepf Road San Tan Valley, AZ 85140

Name of Landowner (Applicant)  
Number

Address

Phone

Signature of Landowner (Applicant)  
Address

E-Mail

Sean B. Lake, Pew & Lake, PLC 1744 S. Val Vista Dr., suite 217 Mesa, AZ 85204 (480) 461-4670

Name of Agent  
Number

Address

Phone

Signature of Agent  
Address

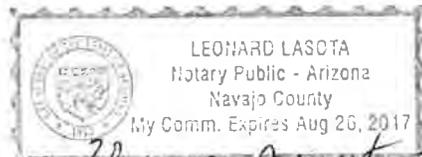
E-Mail

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

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

FEL LLC  
[Insert Company or Trustee's Name]  
By: Margaret Ann Schaefer  
[Signature of Authorized Officer or Trustee]  
Its: Managing Partner  
[Insert Title]  
Dated: 8-20-16

STATE OF ARIZONA )  
COUNTY OF NAVAJO ) ss.



The foregoing instrument was acknowledged before me, this 20 day of August, 2016  
by Margaret Ann Schaefer Managing Partner  
[Insert Signor's Name] [Insert Title]  
FEL LLC, an LLC  
[Insert Name of Company or Trust] [Insert State of Incorporation, if applicable]

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

Leonard Lasota  
Notary Public

My commission expires: 8-26 2017

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

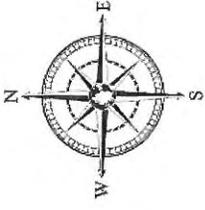
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

On this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_ Who acknowledged himself/herself  
[Insert Signor's Name]  
to be \_\_\_\_\_ of \_\_\_\_\_  
[Title of Office Held] [Second Company]  
As \_\_\_\_\_ for \_\_\_\_\_, and who being  
[i.e. member, manager, etc.] [Owner's Name]  
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

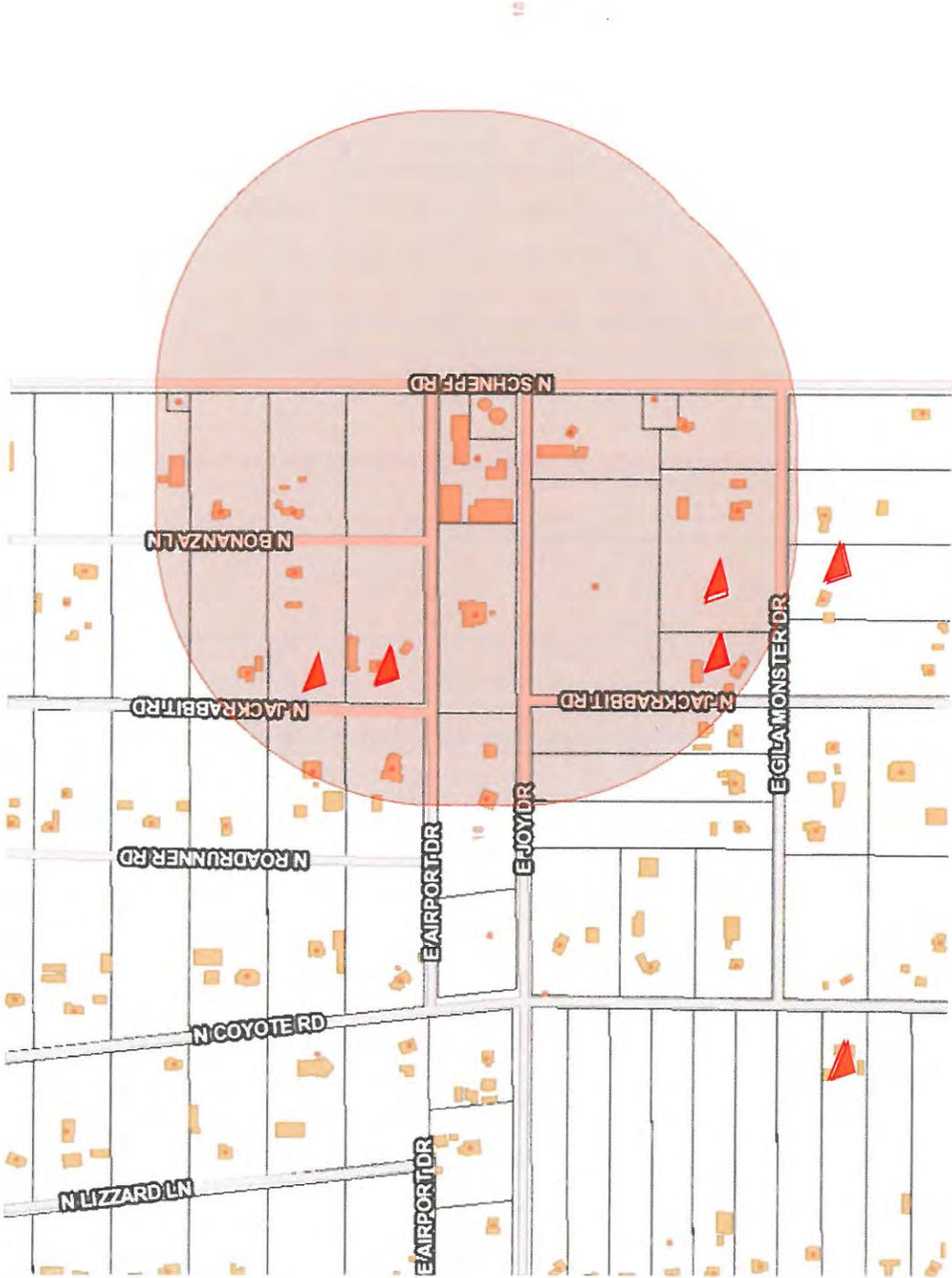
\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

10/21/2015



# Pinal County Web Map



Pinal County does not guarantee the information contained in this map to be an accurate representation of actual existing conditions

Scale 1:7,500  
10" = 31' 10.51" 31' 10.51" 31' 10.51" 31' 10.51"

2912 E JOY DR

2928 E AIRPORT DR

3046 E GILA MONSTER DR

3193 E AIRPORT DR

3280 E GILA MONSTER DR

41210 N SCHNEPF RD

41244 N SCHNEPF RD

41358 N SCHNEPF RD

41502 N SCHNEPF RD

41587 N JACKRABBIT RD

41693 N BONANZA LN

41694 N BONANZA LN

41694 N JACKRABBIT RD

41765 N JACKRABBIT RD

41793 N BONANZA LN

41884 N SCHNEPF RD

FEL LLC  
C/O Schnepf Donald & Darel  
85 W. Combs Road #101  
PMB448  
San Tan Valley, AZ 85140

Lawyers Title of AZ TR 1129  
85 W. Combs Road #101  
PMB448  
San Tan Valley, AZ 85140

Rebecca Smith  
41694 N Jackrabbit Rd  
Queen Creek, AZ 85142

Phillips, Glenn Ray & Murieleisa P  
2928 E Airport Drive  
Queen Creek, AZ 85142

Davis, Gary L & Jennifer L TRS  
9848 E Idaho Ave  
Mesa, AZ 85209

Veite Thomas  
41693 N Bonanza Ln  
San Tan Valley, AZ 85140

Chandler, Christopher & Stephanie  
41675 N Jackrabbit Rd  
Queen Creek, AZ 85140

Connolly Thomas  
41793 N Bonanza Ln Apt E  
Queen Creek, AZ 85140

Town of Queen Creek  
22350 S Ellsworth Rd  
Queen Creek, AZ 85142

Schnepf, Don & Janet Family Trust  
3193 E Airport Dr  
Queen Creek, AZ 85140

Walleen Martha  
2912 E Joy Dr  
San Tan Valley, AZ 85140

Green Mitchell Lee Rev Trust  
3280 E Gila Monster Dr  
Queen Creek, AZ 85140

Hustead Walter Bugh III  
C/O Hustead Mary McCormick  
3046 E Gila Monster Dr  
Queen Creek, AZ 85142

Edberg, Ralph G  
4676 Winchester Pass  
Colgate, WI 53017

Arbuthnot, Roger & Carol  
4263 E Hope St  
Mesa, AZ 85205

Laurie Roberts  
3267 E Gila Monster Drive  
Queen Creek, AZ 85140

Cathy Warbington  
42283 N. Jackrabbit Road  
Queen Creek, AZ 85140

Julia & Dave MacDougall  
42729 N. Coyote Road  
Queen Creek, AZ 85140

Paul and Tara Davis  
41587 N. Jackrabbit Road  
Queen Creek, AZ 85140

Janet Singleton  
40994 N Coyote Road  
Queen Creek, AZ 85140

Sherman & Shari Brownlee  
41981 N Rattlesnake Road  
Queen Creek, AZ 85140

Mitch Green/Sue Davis  
3141 E Gila Monster Drive  
Queen Creek, AZ 85140

**PROPERTY OWNERSHIP LIST**  
(required for filing all applications)

**Instructions:** Print name, address, city, state, zip code and tax parcel number for each property owner within 600 feet of the subject parcel boundary.

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

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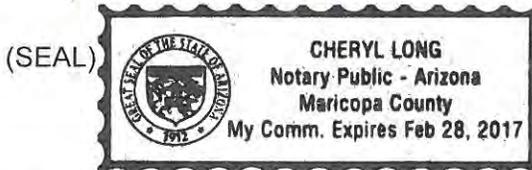
Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

I hereby verify that the name list above was obtained on the 19<sup>th</sup> day of July, 2016, at the office of Pew and Lake, and is accurate and complete to the best of my knowledge.

Walter Cross  
\_\_\_\_\_  
Signature

7/19/2016  
\_\_\_\_\_  
Date

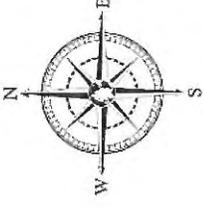
Acknowledged before me by Cheryl Long, on this 19<sup>th</sup>  
Day off July, 2016.



Cheryl Long  
\_\_\_\_\_  
Signature of Notary Public

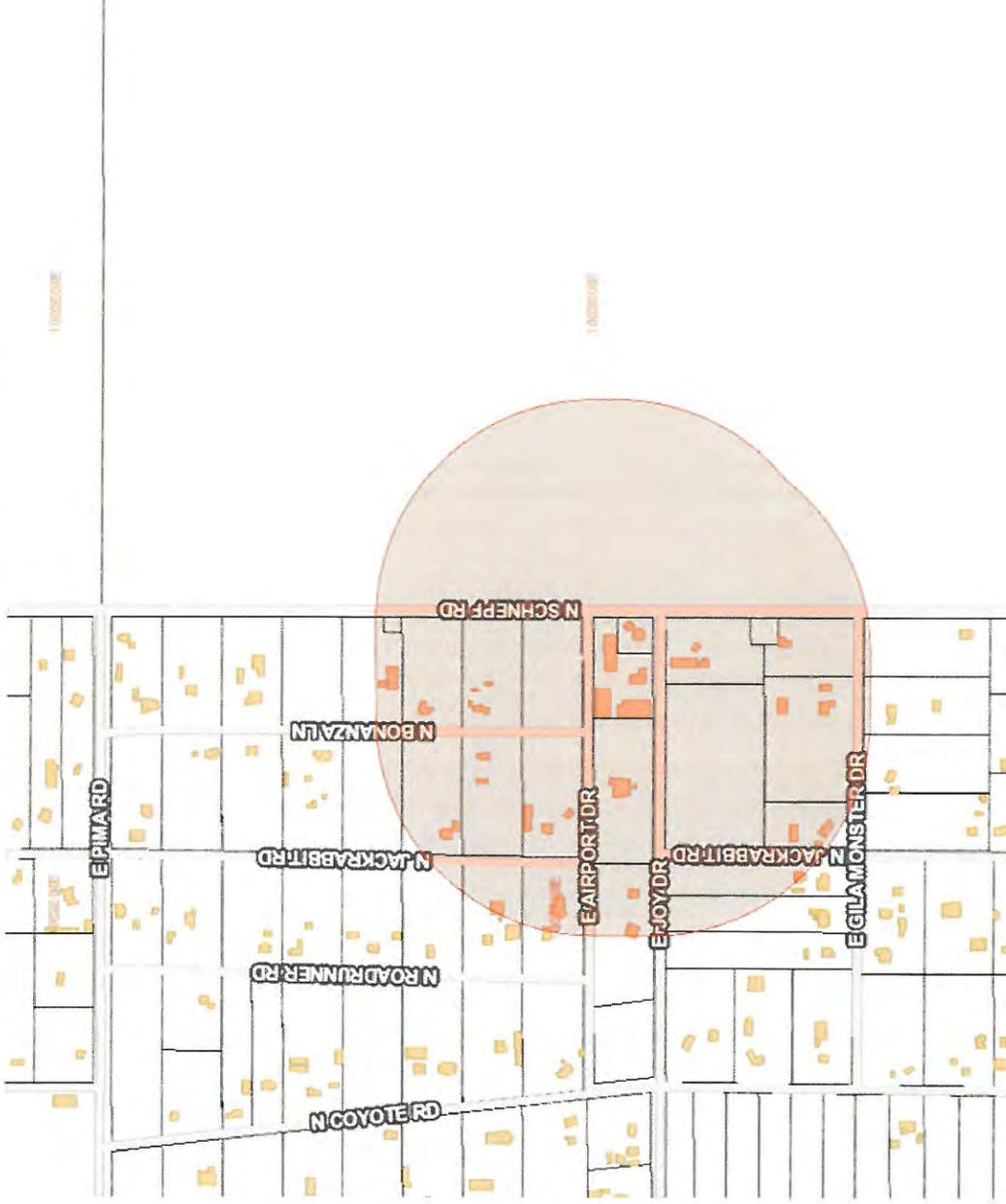
(If additional copies of this form are needed, please photocopy)

7/19/2016



Pinal County does not guarantee the information contained in this map to be an accurate representation of actual existing conditions

# Pinal County Web Map 1200 ft property owner (7-19-2016)



200 m  
0 100 200  
111° 31' 50.54" 33° 15' 32.46" Esri: 1.0.266

104227040

104460540  
HERNANDEZ JULIAN,  
PO BOX 1334  
QUEEN CREEK, AZ 85142

104460550  
SMITH REBECCA G,  
41694 N JACKRABBIT RD  
QUEEN CREEK, AZ 85142

104460560

PHILLIPS GLENN RAY & MURIELEISA P,  
2928 E AIRPORT DR  
QUEEN CREEK, AZ 85142

104460570

SCHURKENS KURT L FAM REV TRUST,  
PO BOX 1864  
PINETOP, AZ 85935

104460580

DAVIS GARY L & JENNIFER L TRS,  
9848 E IDAHO AVE  
MESA, AZ 85209

104460590

CHANDLER CHRISTOPHER B & STEPHANIE I  
MAIL RETURN

104460600

DAVIS GARY L & JENNIFER L TRS,  
9848 E IDAHO AVE  
MESA, AZ 85209

10446061A

GREEN M L ESTATE REV TRUST,  
3280 E GILA MONSTER DR  
SAN TAN VALLEY, AZ 85140

10446061B

TOWN OF QUEEN CREEK,  
22350 S ELLSWORTH RD  
QUEEN CREEK, AZ 85142

104460620

CONNOLLY THOMAS,  
41793 N BONANZA LN APT E  
QUEEN CREEK, AZ 85140

104460630

VEITE THOMAS ,  
41693 N BONANZA LN  
SAN TAN VALLEY, AZ 85140

104460640

BLUM CRAIG & LORIE TRUST,  
4047 E LAFAYETTE AVE  
GILBERT, AZ 85298

10446076B

CARLSON MICHAEL D & PATRICIA D,  
37066 650TH AVE  
ORTONVILLE, MN 56278

10446076C

RODRIGUEZ RONALD & KELLY M,  
2850 E GILA MONSTER DR  
SAN TAN VALLEY, AZ 85140

10446076E

REIDHEAD CRAIG A & ELIZABETH D,  
2824 E GILA MONSTER DR  
SAN TAN VALLEY, AZ 85140

10446077B

HUSTEAD WALTER BUGH III , HUSTEAD MARY M  
3046 E GILA MONSTER DR  
QUEEN CREEK, AZ 85142

10446077C

QUEEN CREEK RANCHOS IRRIGATION INC,  
2050 E JOY DR  
SAN TAN VALLEY, AZ 85140

10446077D

ARBUTHNOT ROGER M & CAROL L,  
4263 E HOPE ST  
MESA, AZ 85205

10446077F

FERRAZZI DAVID N TR,  
44 W MONROE ST APT 3203  
PHOENIX, AZ 85003

10446077G

EDBERG RALPH G,  
4676 WINCHESTER PASS  
COLGATE, WI 53017

10446077H

GREEN MITCHELL LEE REV TRUST ,  
3280 E GILA MONSTER DR  
QUEEN CREEK, AZ 85140

10446091B

BARCALA ARTHUR L, BARCALA KIMBERLY  
40896 N SCHNEPF RD  
QUEEN CREEK, AZ 85140

10446091C

ROBERTS TIMOTHY LESLIE & LAURIE LEE,  
3267 E GILA MONSTER DR  
QUEEN CREEK, AZ 85142

10446091D

GREEN MITCHELL LEE REV TRST,  
3280 E GILA MONSTER DR  
SAN TAN VALLEY, AZ 85140

10446095B

TOWN OF QUEEN CREEK,  
22350 S ELLSWORTH RD  
QUEEN CREEK, AZ 85142

10446095E

WALLEEN MARTHA ,  
2912 E JOY DR  
SAN TAN VALLEY, AZ 85140

10446095G

SCHNEPF DON & JANET C FAMILY TRUST,  
3193 E AIRPORT DR  
QUEEN CREEK, AZ 85140

10446095H

F E L LLC, C/O SCHNEPF DONALD & DAREL  
85 W COMBS RD STE 101 PMB 448  
SAN TAN VALLEY, AZ 85140

STATE OF ARIZONA  
 COUNTY OF PINAL

# Affidavit of Publication

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 20th DAY OF OCTOBER, 2016, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), BUILDING F, FLORENCE, ARIZONA, TO CONSIDER THE FOLLOWING REQUESTS BY DONALD & DARYL SCHNEPF, LANDOWNER/APPLICANT, PEW & LAKE, P.L.C., AGENT:

PZ-PA-005-16 requesting approval of a Non-Major Comprehensive Plan Amendment from Moderate Low Density Residential (1-3.5 du/ac) to Employment on 5.13± acres pending in conjunction with Rezone request PZ-004-16 and Planned Area Development Overlay District PZ-PD-004-16 in the Suburban Ranch zone; situated in a portion of the E1/2 of Section 16, T02S, R08E, G&SRB&M, tax parcels 104-46-095H, & a portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).

PZ-004-16 requesting a rezone from SR (Suburban Ranch) (PZ-296-71) to I-1 (Industrial Buffer Zoning District), on approximately 5.13± acres to operate a screen manufacturing facility; situated in a portion of the E1/2 of Section 16, T02S, R08E, G&SRB&M, tax parcels 104-46-095H & portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).

PZ-PD-004-16 requesting approval of a Planned Area Development (PAD) Overlay District to plan and develop the Severtson screen manufacturing facility on approximately 5.13± acres; situated in a portion of the E1/2 of Section 16, T02S, R08E, G&SRB&M, tax parcels 104-46-095H & portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Community Development Department, Pinal County Complex, Building F, 31 N. Pinal Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at

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

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 2973, FLORENCE AZ 85132 NO LATER THAN 5:00 P.M. ON OCTOBER 10, 2016. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) The Planning Case Number(s) See above
- 2) Your name, address, telephone number and property tax parcel number (print or type)
- 3) Whether you support or oppose

RUTH A. KRAMER

first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the the Florence Reminder & Blade-Tribune, a weekly newspaper published at Florence, Pinal County, Arizona, on Thursday of each week; that a notice a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE consecutive issues. The first publication thereof having been on the 29TH

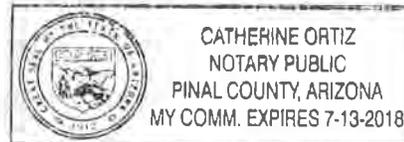
day of SEPTEMBER A.D., 2016  
 Second publication \_\_\_\_\_  
 Third publication \_\_\_\_\_  
 Fourth publication \_\_\_\_\_  
 Fifth publication \_\_\_\_\_  
 Sixth publication \_\_\_\_\_

## FLORENCE REMINDER & BLADE-TRIBUNE

By [Signature]  
 agent and/or publisher of the Florence Reminder & Blade-Tribune

Sworn to before me this 30th  
 day of September A.D., 2016  
Catherine Ortiz

Notary Public in and for the County  
 of Pinal, State of Arizona



Schnepf Road and Airport Drive, in the San Tan Valley area).

PZ-PD-004-16 requesting approval of a Planned Area Development (PAD) Overlay District to plan and develop the Severtson screen manufacturing facility on approximately 5.13± acres; situated in a portion of the E1/2 of Section 16, T02S, R08E, G&SRB&M, tax parcels 104-46-095H & portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).

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

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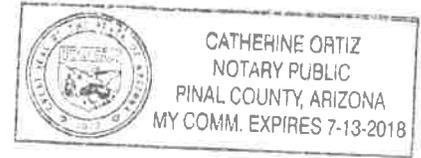
- 1) The Planning Case Number(s)  
See above
- 2) Your name, address, telephone number and property tax parcel number (print or type)
- 3) Whether you support or oppose the request
- 4) A brief statement of reasons for supporting or opposing the request
- 5) Whether or not you wish to appear and be heard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

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

Contact for this matter is: Enrique Bojorquez at 520-866-6642 or [enrique.bojorquez@pinalcountyaz.gov](mailto:enrique.bojorquez@pinalcountyaz.gov)  
DATED this 14th day of September, 2016.

PINAL COUNTY  
COMMUNITY DEVELOPMENT  
By: /s/Himanshu Patel  
Himanshu Patel,  
Community Development Director  
No. of publications: 1; date of publication: Sept. 29, 2016.

Sworn to before me this 30th  
day of September A.D. 2016  
Catherine Ortiz  
Notary Public in and for the County  
of Pinal, State of Arizona



Pinal County  
AFFIDAVIT OF POSTING BROADCAST SIGN

I, Meghan Liggett, Applicant's representative for case PZ-PA-005-16, PZ-004-16, PZ-PD-004-16, personally caused two signs to be posted in a visible place on or near the proposed project site on September 20, 2016, at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed PAD site posting, in unincorporated Pinal County.

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

Dynamite Signs, Inc.

Sign Company Name

Meghan Liggett

Sign Company Representative

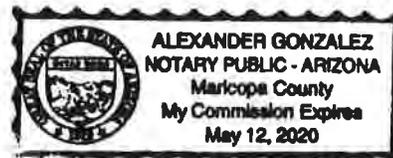
Subscribed and sworn to be on this 20 day of September, 2016 by

Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

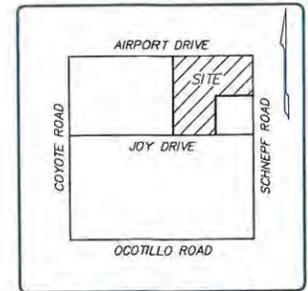
Alexander  
Notary Public

My Commission expires: May 12, 2020





**ALTA / N.S.P.S. LAND TITLE SURVEY**  
**A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16,**  
**TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT**  
**RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA**



**VICINITY MAP**  
NOT TO SCALE

**FILE NO. 15001152-040-IH3**  
**SCHEDULE "B" ITEMS**

- 7 Easements, covenants, conditions and restrictions as set forth on the recorded plat of said subdivision recorded in Book 17 of Maps, Page 29.  
**(PLOTTABLE MATTERS SHOWN HEREON)**
- 8 Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.  
Recording No: Docket 624, page 838  
Recording No: Docket 625, page 143  
Recording No: Docket 630, page 459  
**(DOES NOT AFFECT SUBJECT PROPERTY)**
- 9 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: electric lines and appurtenant facilities  
Recording Date: April 27, 1977  
Recording No: Docket 628, page 539  
**(PLOTTABLE MATTERS SHOWN HEREON)**
- 10 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: communication lines and other facilities  
Recording Date: July 11, 1975  
Recording No: Docket 790, page 238  
**(PLOTTABLE MATTERS SHOWN HEREON)**
- 11 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: roadway and water line  
Recording Date: June 04, 1993  
Recording No: Docket 1917, page 777  
**(PLOTTABLE MATTERS SHOWN HEREON)**
- 12 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: drainage and irrigation  
Recording Date: June 04, 1993  
Recording No: Docket 1917, page 779  
**(DOES NOT AFFECT SUBJECT PROPERTY)**
- 13 Restrictions relating to Residential Fireplaces imposed upon said land by reason of Ordinance No. 122000-B5 by the Board of Supervisors of Pinal County, Arizona, recorded in Document No. 2001-000756 and Revised by Ordinance No. 121207-AQ1 in Document No. 2008-001862.  
**(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)**
- 14 Inclusion within Johnson Utilities Company water and sewer service area as set forth in Recording No. 2001-0024621.  
**(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)**
- 15 Matters shown on record of survey:  
Recording No.: Book 6 of Surveys, Page 47  
**(DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)**
- 16 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: underground electrical and appurtenant facilities  
Recording Date: April 01, 2003  
Recording No: 2003-021232  
**(PLOTTABLE MATTERS SHOWN HEREON)**

**FILE NO. 15000932-040-IH3**  
**SCHEDULE "B" ITEMS**

- 8 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: electric lines  
Recording No: Docket 628, Page 539  
**(PLOTTABLE MATTERS SHOWN HEREON)**
- 7 Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.  
Recording No: Docket 624, Page 838 and Supplemental Declarations in Docket 625, Page 143 and in Docket 630, Page 459  
**(DOES NOT AFFECT SUBJECT PROPERTY)**
- 8 Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 16 of Maps, Page 53, and as set forth in Book 17 of Maps, Page 29. **(PLOTTABLE MATTERS SHOWN HEREON - DOC. NO. 2003-051680, P.C.R. ABANDONS THE 20' WATER LINE EASEMENT OVER THE SUBJECT PROPERTY)**
- 9 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: waterline and roadway  
Recording No: Docket 1917, Page 777 and the effect of Abandonment recorded in Document No. 2003-051680  
(DOC. NO. 2003-051680, P.C.R. ABANDONS THE 20' WATER LINE EASEMENT OVER THE SUBJECT PROPERTY)
- 10 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: drainage and irrigation  
Recording No: Docket 1917, Page 779  
**(PLOTTABLE MATTERS SHOWN HEREON)**
- 11 Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 6 of Survey Maps, Page 47. **(DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)**
- 12 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: irrigation  
Recording No: 2001-054528  
**(PLOTTABLE MATTERS SHOWN HEREON)**
- 13 Terms, conditions, obligations and liabilities contained in that certain Ordinance No. 122000-B5 Relating to Residential Fireplaces Restrictions, recorded in Document No. 2001-000756, and thereafter Ordinance No. 121207-AQ1 recorded in Document No. 2008-001862.  
**(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)**
- 14 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: electric transmission facilities  
Recording No: 2004-079141  
**(PLOTTABLE MATTERS SHOWN HEREON)**
- 15 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: electric transmission facilities  
Recording No: 2005-159240  
**(PLOTTABLE MATTERS SHOWN HEREON)**
- 16 Matters contained in that certain document  
Entitled: Communications Tower License Agreement  
Dated: November 01, 2013  
Recording Date: November 01, 2013  
Recording No: 2013-086839  
**(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE - DOCUMENT TERM WAS ONE YEAR FROM THE EFFECTIVE DATE)**

**PARENT PARCEL DESCRIPTION**

**FILE NO. 15001152-040-IH3:**  
 COMMENCING AT THE SOUTHWEST CORNER OF TRACT 6 OF THE SUBDIVISION OF QUEEN CREEK RANCHOS PLAT OF CORRECTION, AS RECORDED IN BOOK 17 OF MAPS, PAGE 29 THEREOF, RECORDS OF PINAL COUNTY, ARIZONA, SAID SUBDIVISION BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2S, RANGE 8E OF GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;  
 THENCE EAST (BASIS OF BEARING AND RECORD) ALONG THE SOUTHERLY LINE OF SAID TRACT 6, A DISTANCE OF 1189.20 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE NORTH 1 DEGREES 21 MINUTES 12 SECONDS EAST, 335.10 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT 6 AND FROM WHICH THE POINT OF THE NORTHWEST CORNER OF SAID TRACT 6 BEARS WEST 1237.36 FEET DISTANT THEREFROM;  
 THENCE EAST ALONG THE SAID NORTHERLY LINE OF TRACT 6, A DISTANCE OF 781.10 FEET TO A POINT FROM WHICH THE NORTHEAST CORNER OF SAID TRACT 6 BEARS EAST, 552.45 FEET DISTANT THEREFROM;  
 THENCE SOUTH 0 DEGREES 15 MINUTES 15 SECONDS WEST, 335.00 FEET TO A POINT ON THE SAID SOUTHERLY LINE OF TRACT 6 AND FROM WHICH POINT THE MOST SOUTHEASTERLY CORNER OF SAID TRACT 6 BEARS EAST, 352.39 FEET DISTANT THEREFROM;  
 THENCE WEST ALONG THE SAID SOUTHERLY LINE OF TRACT 6, A DISTANCE OF 787.53 FEET TO THE TRUE POINT OF BEGINNING.

**FILE NO. 15000932-040-IH3:**  
 That part of the of the South half of Section 16, Township 2 South Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being a portion of the Queen Creek Ranchos, according to Book 17 of Maps, Page 29, Plat of Correction of Queen Creek Ranchos, and also being a part of Parcel B, as referenced in Survey recorded in Book 6, of Maps, page 47, Pinal County, Arizona, described as follows:  
 COMMENCING at the Southwest corner of Tract 6, of the subdivision of Queen Creek Ranchos;  
 Thence East (basis of bearings and record), along the Southerly line of Tract 6, a distance of 1976.73 feet to the TRUE POINT OF BEGINNING;  
 Thence North 0 degrees 15 minutes 15 seconds East, 335.00 feet to a point on the Northerly line of said Tract 6 and from which point the Northwest corner of said Tract 6 bears West, 2012.46 feet distant therefrom;  
 Thence East, along the said Northerly line of Tract 6, a distance of 552.45 feet to the Northeast corner of said Tract 6;  
 Thence South 0 degrees 15 minutes 15 seconds West, 135.00 feet to the Northeast corner of Tract 8 of said Queen Creek Ranchos Plat of Correction;  
 Thence West, 200.06 feet to the Northwest corner of said Tract 8;  
 Thence South 0 degrees 15 minutes 15 seconds West, 200.00 feet to the Southwest corner of said Tract 8 and also being the most Southeasterly corner of said Tract 6;  
 Thence West, along the Southerly line of said Tract 6, a distance of 352.39 feet to the TRUE POINT OF BEGINNING;  
 EXCEPTING an undivided 1/16th of all oil, gases and other hydrocarbon substances, coal or stone, metals, minerals, fossils and fertilizers of every name and description, together with all uranium, thorium or other metals which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in the Patent of said land.

**PARCEL DESCRIPTION**

**Parcel No. 1:**  
 NOT A PART OF THIS SURVEY

**Parcel No. 2:**  
 A portion of Tract 6 of the Queen Creek Ranchos Plat of Correction, recorded in Book 17 of Maps, Page 29, records of Pinal County, Arizona, being located in a portion of the Southeast quarter of Section 16, Township 2 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being more particularly described as follows:  
 COMMENCING at the Southwest corner of said Tract 6;  
 Thence along the South line of said Tract 6 as a basis of bearing, North 90 degrees 00 minutes 00 seconds East, 1738.59 feet to a point on a line 840.45 feet West of and parallel with the East line of the Southeast quarter of said Section 16 said point being the POINT OF BEGINNING;  
 Thence along said parallel line North 00 degrees 15 minutes 02 seconds East 334.92 feet to a point on the North line of that parcel of land described in Quitclaim Deed recorded in Fee No. 2009-053626, records of Pinal County, Arizona, said point also being on the Southerly right of way line of Airport Drive;  
 Thence along said right of way line, North 89 degrees 59 minutes 47 seconds East 790.46 feet to the Northeast corner of that parcel of land described in Warranty Deed recorded in Fee No. 2002-021836, records of Pinal County, Arizona, said point also being on the Westerly right of way line of Schneff Road;  
 Thence along the East line of said Warranty Deed and said right of way line, South 00 degrees 15 minutes 02 seconds West 134.97 feet to a corner of said Warranty Deed; Thence North 90 degrees 00 minutes 00 seconds West 200.00 feet to a corner of said Warranty Deed;  
 Thence South 00 degrees 15 minutes 02 seconds West 200.00 feet to the Southeast corner of said Warranty Deed, said point also being on the Northerly right of way line of Joy Drive;  
 Thence along the South line of said Warranty Deed and said right of way line, North 90 degrees 00 minutes 00 seconds West 590.46 feet to the POINT OF BEGINNING.

The description shown hereon was prepared for the purpose of a future parcel split. Generating this description does not constitute a land division and parcel divisions/combinations are subject to approval from local jurisdictions.

**SURVEY NOTES**

1. This survey and the descriptions used are based on Commitments for Title Insurance issued by Commonwealth Land Title Insurance Company, File Number 15001152-040-IH3, dated August 11, 2015 & File Number 15000932-040-IH3, dated June 11, 2015.
2. BASIS OF BEARING: The monument line of Joy Drive, using a bearing of North 90 degrees 00 minutes 00 seconds West, per the Deed No. 2002-021836, P.C.R.
3. The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
4. The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
5. The utility information shown is limited to visible above ground evidence and/or records provided by the respective utility companies. This survey may not depict all of the underground utilities either in service or abandoned that may exist adjacent to or within the boundaries of the subject property. No representation is made to the accuracy or completeness of any third party maps, records or information used to depict the underground utilities. An underground utility locator was not contacted and should be retained prior to excavation or construction to determine the precise location of all utilities that may exist adjacent to or within the boundaries of the subject property. The certification on this survey does not guarantee or provide any warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property.
6. This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

**REFERENCE DOCUMENTS**

PLAT PER BOOK 17, PAGE 29, P.C.R.  
 R.O.S. PER BOOK 6, PAGE 47, P.C.R.  
 R.O.S. PER BOOK 7, PAGE 123, P.C.R.  
 R.O.S. PER BOOK 2, PAGE 161, P.C.R.  
 R.O.S. PER BOOK 11, PAGE 78, P.C.R.  
 R.O.S. PER BOOK 20, PAGE 298, P.C.R.  
 R.O.S. PER BOOK 7, PAGE 9, P.C.R.  
 R.O.S. PER FEE NO. 2015-072101, P.C.R.

**CERTIFICATION**

TO:  
 F.E.L.L., an Arizona limited liability company, Ronald L. Severtson; Donald L. Schnepf and Janet C. Schnepf, Trustees of The Don & Janet Schnepf Family Trust U/T/A dated September 15, 1994, as amended; and Commonwealth Land Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2015 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(as to utilities, surface matters only), and 14 of Table A thereof. The fieldwork was completed on December 29, 2015.

March 25, 2016  
 G. Bryon Goetzberger  
 R.L.S. 31020



**SITE INFORMATION**

ADDRESS: 3193 E. AIRPORT DRIVE & 41502 N. SCHNEFF ROAD, SAN TAN VALLEY, ARIZONA  
 A.P.N.: 104-46-095-G & 104-46-095-H

LAND AREA:  
 5.160 ACRES - 224,757 SQ. FT.

STRIPED PARKING SPACE TABULATION:  
 Regular: 23  
 Handicapped: 1  
 Total: 24

**ALTA / N.S.P.S. LAND TITLE SURVEY**  
**AIRPORT DR. & SCHNEFF RD. SAN TAN VALLEY, AZ**

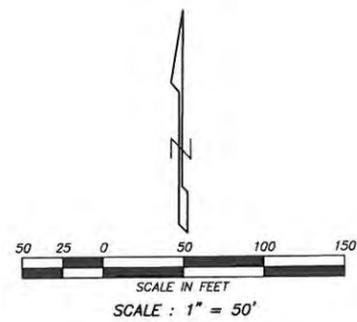
**ALLIANCE**  
 LAND SURVEYING, LLC

**STATEWIDE SERVICE IN ARIZONA**  
 www.alliancelandsurveying.com

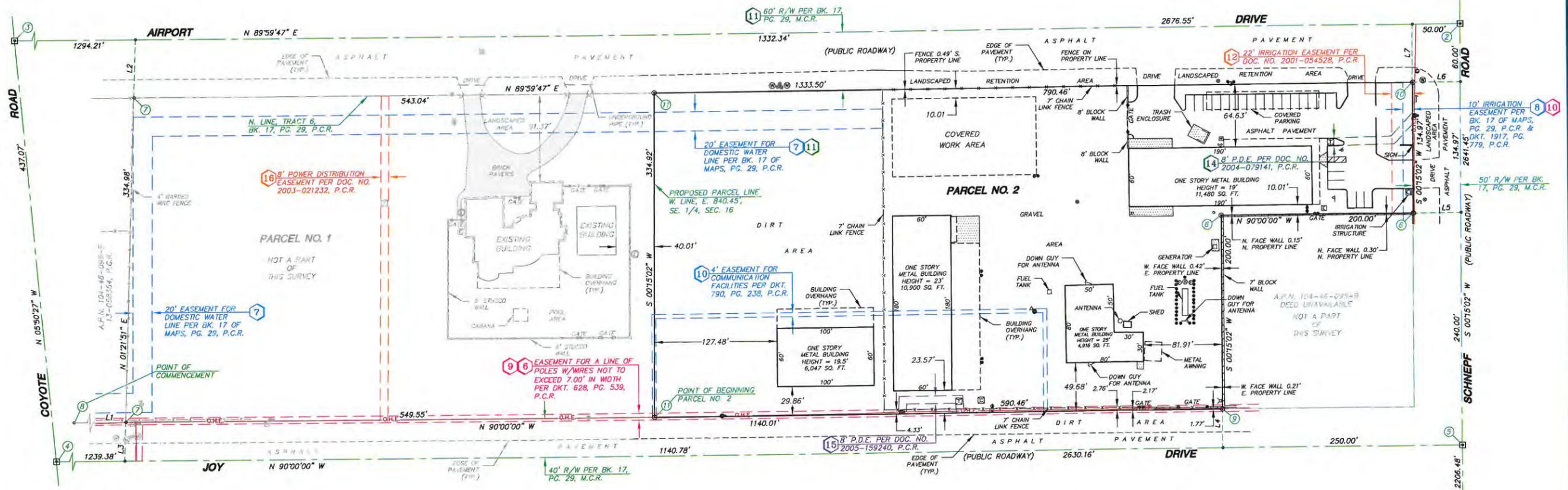
7900 N. 70th AVENUE TEL (623) 972-2200  
 SUITE 104 FAX (623) 972-1616  
 GLENDALE, AZ 85303 contactus@azal.com

REV. \_\_\_\_\_  
 REV. \_\_\_\_\_

SHEET: 1 OF 2 DATE: 3-25-16 JOB NO: 151224



LINE	BEARING	DISTANCE
L1	N 90°00'00" E	1189.14'
L2	N 01°21'51" E	60.02'
L3	S 01°21'51" W	40.01'
L4	S 00°15'02" W	40.00'
L5	N 90°00'00" E	50.00'
L6	N 89°59'47" E	50.00'
L7	N 00°15'02" E	60.00'



**LEGEND**

- Property Corner (See Monument Table)
- Property Line
- Find Survey Monument (See Monument Table)
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- Overhead Electric Line
- Back Flow Preventer
- Down Guy Wire
- Electric Box
- Electric Cabinet
- Electric Meter
- Electric Transformer
- Fiber Optic Marker
- Blowoff Valve
- Flag Pole
- Gas Meter
- Gas Valve
- Guard Post or Gate Post
- Disabled Space
- Key Pad
- Light Pole
- Mail Box
- Metal Cover
- Metal Cover
- Power Pole
- Power Pole W/ Underground Electric
- Sewer Clean Out
- Sprinkler Hook-Up (fire department)
- Telephone Riser
- TV Junction Box
- Water Meter
- Water Manhole
- Water Valve
- P.D.E. Power Distribution Easement

MONUMENT TABLE	
①	SE. COR. SEC. 16 - FND BRASS CAP FLUSH
②	E. 1/4 COR. SEC. 16 - FND 1/2" REBAR NO I.D. - 0.70' BELOW SURFACE
③	FND COTTON PICKER SPINDLE PER BK. 6, PG. 47, P.C.R. - ALSO FND CST NAIL & TAG L.S. 13570, N. 44°53'48" W., 0.24'
④	FND COTTON PICKER SPINDLE PER BK. 6, PG. 47, P.C.R.
⑤	FND 1/2" REBAR NO I.D. AS SHOWN ON R.O.S. FEE NO. 2015-072101, P.C.R.
⑥	FND PK NAIL & WASHER L.S. 31020 PER R.O.S. FEE NO. 2015-072101, P.C.R.
⑦	FND 1/2" REBAR W/TAG L.S. 32778 PER BK. 6, PG. 47, P.C.R.
⑧	SW. COR. TRACT 6, BK. 17, PG. 29, P.C.R. - FND 1/2" REBAR W/CAP L.S. 28724 AS SHOWN ON R.O.S. FEE NO. 2015-072101, P.C.R.
⑨	SE. COR. TRACT 6, BK. 17, PG. 29, P.C.R. - FND 1/2" REBAR W/TAG L.S. 32778 PER BK. 6, PG. 47, P.C.R.
⑩	NE. COR. TRACT 6, BK. 17, PG. 29, P.C.R. - FND 1/2" REBAR W/CAP L.S. 31020 PER R.O.S. FEE NO. 2015-072101, P.C.R.
⑪	PROPOSED PARCEL CORNER - NOT SET AT THE TIME OF THIS SURVEY



**ALTA / N.S.P.S. LAND TITLE SURVEY**  
**AIRPORT DR. & SCHNEPP RD. SAN TAN VALLEY, AZ**

**ALLIANCE**  
LAND SURVEYING, LLC

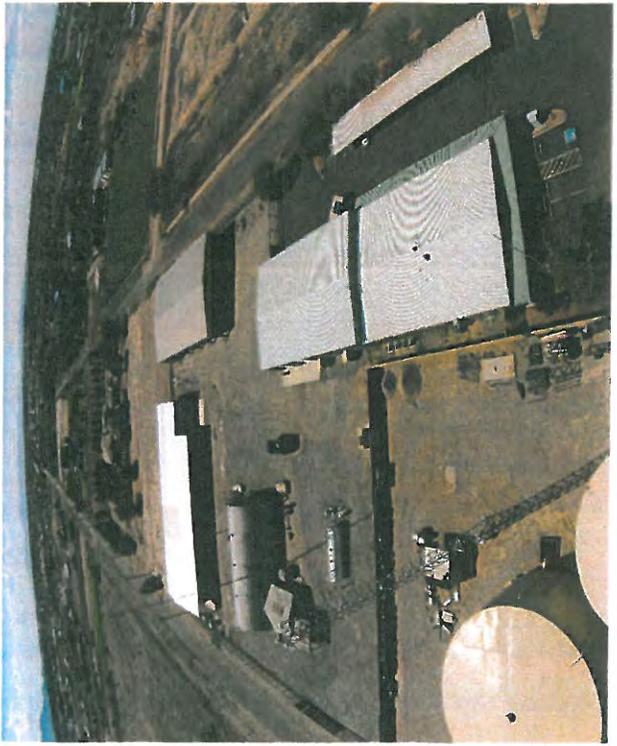
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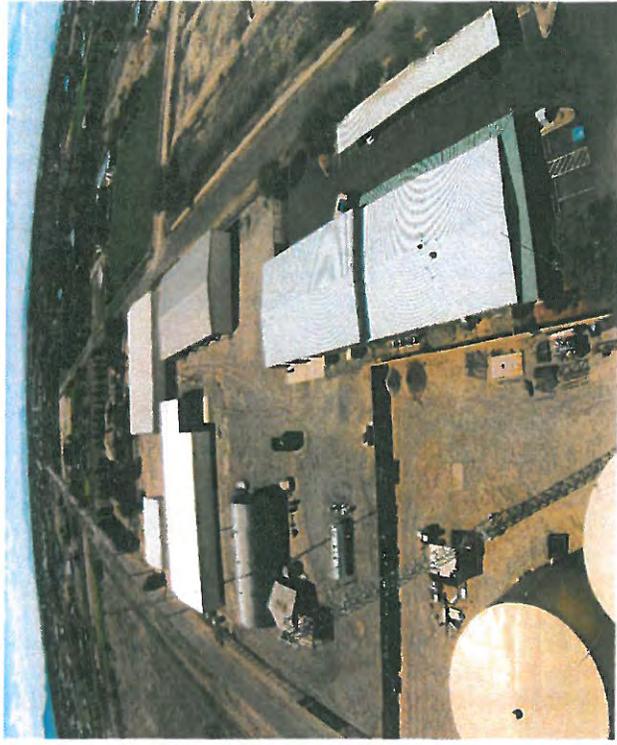
SHEET: 2 OF 2    DATE: 3-25-16    JOB NO: 151224

# Aerial View

**Before**

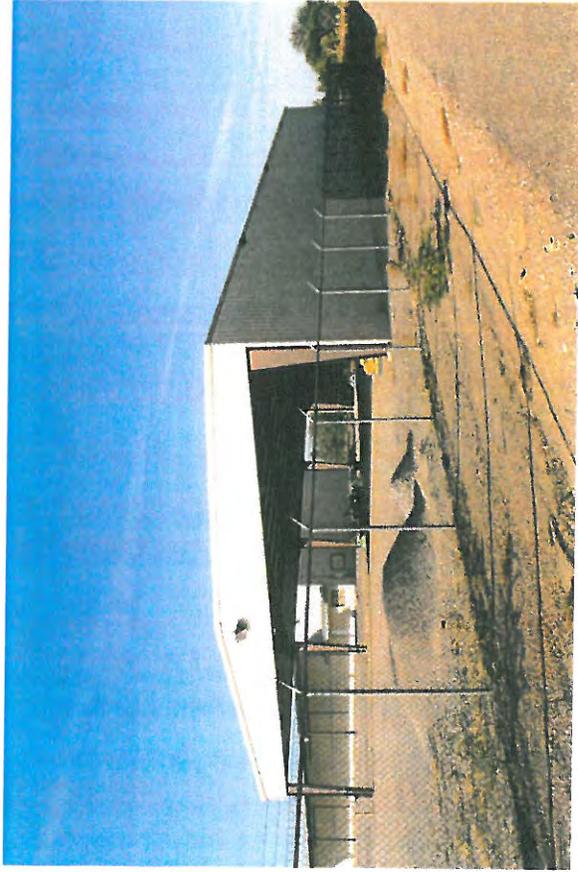


**After**

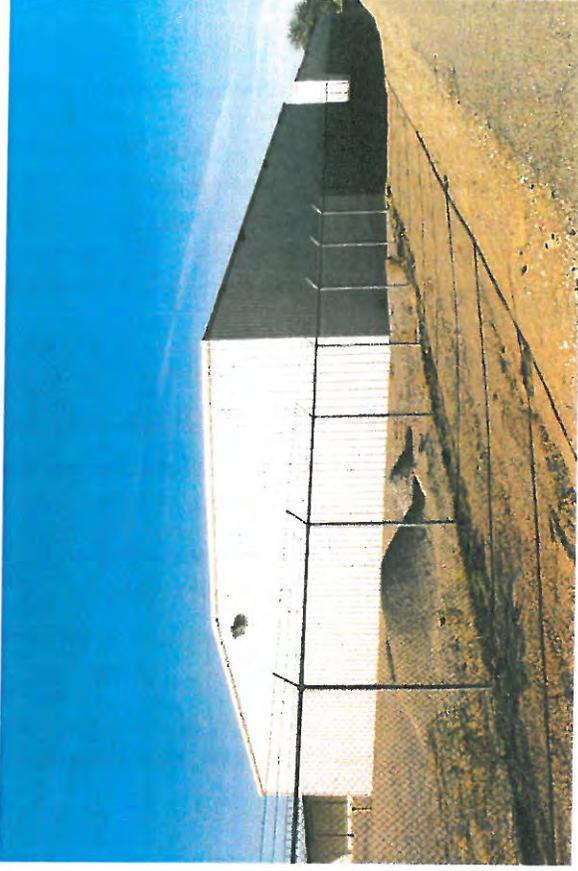


# View from Airport Drive

**Before**



**After**



# Close-Up Aerial Views

**Before**



**After**





**Memo: Severtson Screens –  
Traffic Impact Statement**

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Date: 08/22/16  
TO: Pinal County  
FROM: Eric Maceyko, P.E., PTOE  
Bryan Martin, P.E.

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**INTRODUCTION**

A new light industrial development, named Severtson Screens, is proposed on the west side of Schnepf Road, between Ocotillo Road and Pima Road in Pinal County, Arizona. The proposed development encompasses an existing parcel of land on approximately 5 acres that contains six (6) separate buildings with a total of 50,700 square feet of building area. The previous buildings were occupied by the old headquarters of H2O, Inc. with light industrial uses. The proposed development will utilize the existing building area and add one new building with 27,000 square feet of building area.

EPS Group has prepared a traffic impact statement to evaluate the trip generation for the proposed development.

## **LOCATION**

**Figure 1** provides a vicinity map of the proposed development, and **Figure 2** shows the proposed development site plan. The site is located on the west side of Schnepf Road generally between Pima Road and Ocotillo Road. The primary roads used to access the site are Schnepf Road, Airport Drive, and Joy Drive. Full access connections are provided on all three roads. The land surrounding the site is primarily comprised of low density residential and vacant land.



**Figure 1: Vicinity Map**

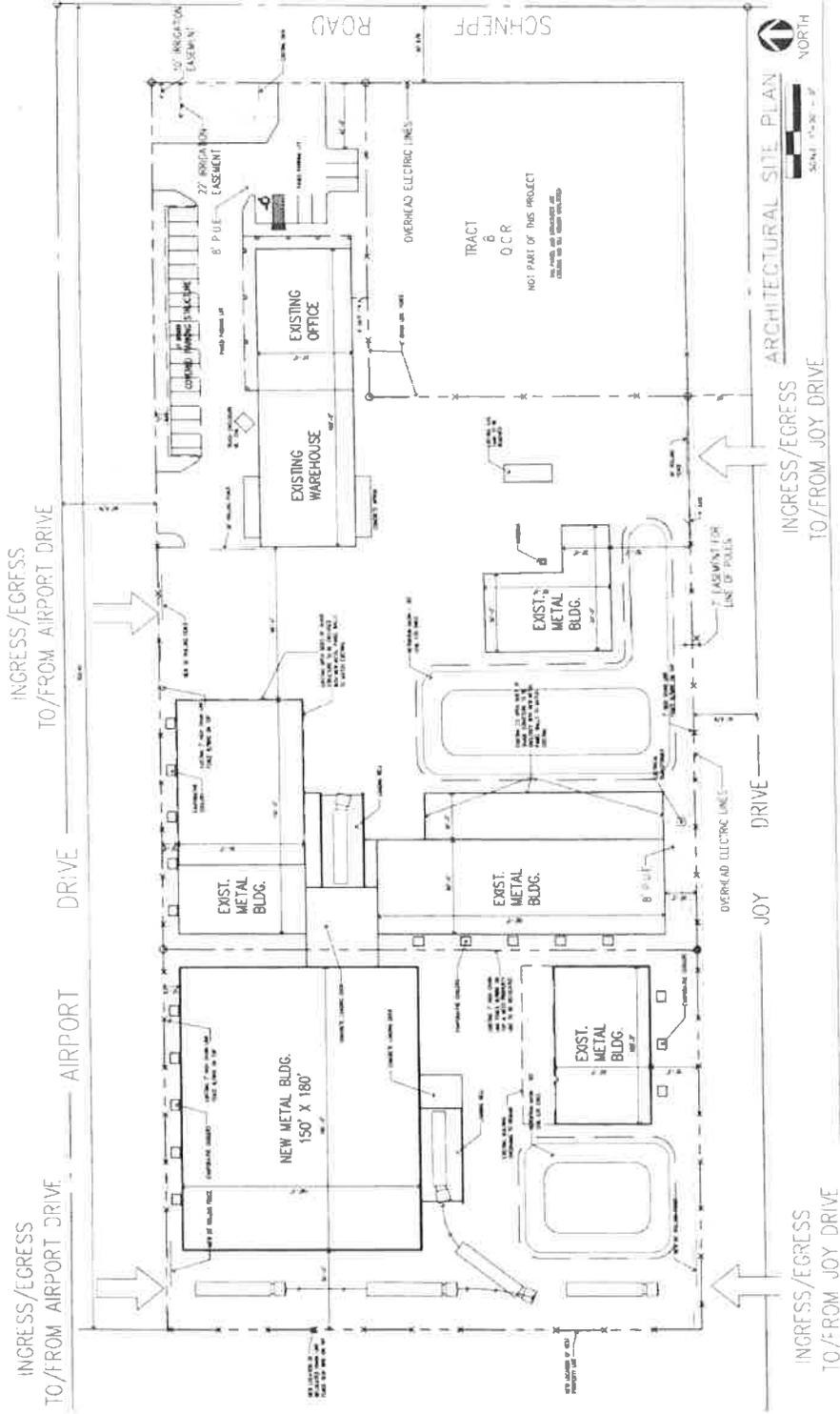


Figure 2: Proposed Development Site Plan

EPS Group, Inc. • 2045 S. Vineyard Avenue, Suite 101 • Mesa, AZ 85210  
Tel (480) 503-2250 • Fax (480) 503-2258

**ANALYSIS**

The estimated trip generation for the proposed development was determined through the procedures and data contained within the Institute of Transportation Engineers (ITE) *Trip Generation*, 9<sup>th</sup> Edition, published in 2012. This document provides traffic volume data from existing developments throughout North America that can be utilized to estimate vehicle trips that might be generated from proposed developments. The traffic data are provided for 172 different categories. The estimated traffic volume is dependent upon independent variables defined by the characteristics and size of each land use category.

There is considerable data for industrial developments. The proposed development consists of several manufacturing, warehousing, and storage buildings, plus a small office building. The most appropriate land use code, ITE Land Use Code 110 – General Light Industrial, was utilized for this study. There are a maximum total of 25 employees for the proposed development. The independent variable for number of employees is available in Trip Generation and sufficient statistical attributes are provided for this land use. Since the size of the proposed development is in the lower range of data provided for the light industrial subject locations, the average maximum rates were utilized to provide a conservative estimate of generated traffic.

The complete calculation results are provided in **Attachment A**, and summarized in **Table 1**.

**Table 1: Proposed Development Trip Generation**

Time Period	Day			AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Weekday	56	56	112	22	4	26	5	19	24
Saturday	17	16	33	-	-	-	2	3	5
Sunday	26	26	52	-	-	-	3	4	7

## **CONCLUSION**

The proposed Severtson Screens light industrial development is anticipated to generate 112 daily trips, 26 morning peak hour trips, and 24 evening peak hour trips during the average weekday. It is also anticipated to generate 52 daily trips and 7 peak hour trips during the highest average weekend day.

Please contact me at (480) 503-2250, extension 125 if you have any questions or would like to discuss this memorandum.

## **ATTACHMENT:**

### **A. Proposed Development Trip Generation**



Expires:6/30/2017

***ATTACHMENT A  
PROPOSED DEVELOPMENT TRIP GENERATION***

PROJECT	SEVERTSON SCREENS			
PARCEL	ENTIRE SITE			
ITE LAND USE CATEGORY AND CODE	GENERAL LIGHT INDUSTRIAL - 110			
INDEPENDENT VARIABLE	EMPLOYEES			
SIZE	25			
		TRIPS		
		ENTERING	EXITING	TOTAL
<b>WEEKDAY DAILY</b>		50%	50%	
NUMBER OF STUDIES	18			
AVERAGE SIZE	469			
MINIMUM RATE	1.53	19	19	38
AVERAGE RATE	3.02	38	38	76
MAXIMUM RATE	4.48	56	56	112
STANDARD DEVIATION	1.86			
EQUATION: $T = 2.95 * (X) + 30.57$	$R^2 = 0.98$	52	52	104
<b>LARGEST OF AVERAGE OR EQUATION</b>		<b>52</b>	<b>52</b>	<b>104</b>
<b>AM PEAK HOUR ADJACENT STREET</b>		83%	17%	
NUMBER OF STUDIES	21			
AVERAGE SIZE	428			
MINIMUM RATE	0.08	2	0	2
AVERAGE RATE	0.44	9	2	11
MAXIMUM RATE	1.02	22	4	26
STANDARD DEVIATION	0.69			
EQUATION: $T = 0.27 * (X) + 70.47$	$R^2 = 0.76$	64	13	77
<b>LARGEST OF AVERAGE OR EQUATION</b>		<b>64</b>	<b>13</b>	<b>77</b>
<b>AM PEAK HOUR GENERATOR</b>		87%	13%	
NUMBER OF STUDIES	21			
AVERAGE SIZE	421			
MINIMUM RATE	0.25	5	1	6
AVERAGE RATE	0.48	10	2	12
MAXIMUM RATE	1.02	23	3	26
STANDARD DEVIATION	0.72			
EQUATION: $\ln(T) = 0.87 * \ln(X) + 0.14$	$R^2 = 0.87$	17	2	19
<b>LARGEST OF AVERAGE OR EQUATION</b>		<b>17</b>	<b>2</b>	<b>19</b>
<b>PM PEAK HOUR ADJACENT STREET</b>		21%	79%	
NUMBER OF STUDIES	19			
AVERAGE SIZE	451			
MINIMUM RATE	0.04	0	1	1
AVERAGE RATE	0.42	2	9	11
MAXIMUM RATE	0.95	5	19	24
STANDARD DEVIATION	0.67			
EQUATION: $T = 0.29 * (X) + 58.03$	$R^2 = 0.85$	14	51	65
<b>LARGEST OF AVERAGE OR EQUATION</b>		<b>14</b>	<b>51</b>	<b>65</b>
<b>PM PEAK HOUR GENERATOR</b>		29%	71%	
NUMBER OF STUDIES	21			
AVERAGE SIZE	421			
MINIMUM RATE	0.36	3	6	9
AVERAGE RATE	0.51	4	9	13
MAXIMUM RATE	1.18	9	21	30
STANDARD DEVIATION	0.75			
EQUATION: $T = 0.36 * (X) + 65.81$	$R^2 = 0.90$	22	53	75
<b>LARGEST OF AVERAGE OR EQUATION</b>		<b>22</b>	<b>53</b>	<b>75</b>

PROJECT	SEVERTSON SCREENS			
PARCEL	ENTIRE SITE			
ITE LAND USE CATEGORY AND CODE	GENERAL LIGHT INDUSTRIAL - 110			
INDEPENDENT VARIABLE	EMPLOYEES			
SIZE	25			
	RATE	TRIPS		
		ENTERING	EXITING	SUM
<b>SATURDAY DAILY</b>		50%	50%	
NUMBER OF STUDIES	6			
AVERAGE SIZE	969			
MINIMUM RATE	0.29	4	3	7
AVERAGE RATE	0.48	6	6	12
MAXIMUM RATE	1.32	17	16	33
STANDARD DEVIATION	0.72			
EQUATION: $T = 0.38 * (X) + 98.60$	$R^2 = 0.90$	54	54	108
<b>LARGEST OF AVERAGE OR EQUATION</b>		<b>54</b>	<b>54</b>	<b>108</b>
<b>PEAK HOUR GENERATOR</b>		47%	53%	
NUMBER OF STUDIES	5			
AVERAGE SIZE	1,134			
MINIMUM RATE	0.04	0	1	1
AVERAGE RATE	0.05	0	1	1
MAXIMUM RATE	0.21	2	3	5
STANDARD DEVIATION	0.23			
EQUATION: $T = 0.02 * (X) + 39.29$	$R^2 = 0.62$	19	21	40
<b>LARGEST OF AVERAGE OR EQUATION</b>		<b>19</b>	<b>21</b>	<b>40</b>
<b>SUNDAY DAILY</b>		50%	50%	
NUMBER OF STUDIES	4			
AVERAGE SIZE	1,280			
MINIMUM RATE	0.12	2	1	3
AVERAGE RATE	0.26	4	3	7
MAXIMUM RATE	2.09	26	26	52
STANDARD DEVIATION	0.60			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
<b>LARGEST OF AVERAGE OR EQUATION</b>		<b>4</b>	<b>3</b>	<b>7</b>
<b>PEAK HOUR GENERATOR</b>		48%	52%	
NUMBER OF STUDIES	4			
AVERAGE SIZE	1,280			
MINIMUM RATE	0.02	0	1	1
AVERAGE RATE	0.04	0	1	1
MAXIMUM RATE	0.29	3	4	7
STANDARD DEVIATION	0.20			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
<b>LARGEST OF AVERAGE OR EQUATION</b>		<b>0</b>	<b>1</b>	<b>1</b>

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

**RESOLUTION NO. PZ-PA-005-16**

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 October 20, 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 **Moderate Low Density Residential (1-3.5 du/ac)** to **Employment** on 5.13± 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 30<sup>th</sup> day of **November, 2016**, by the PINAL COUNTY BOARD OF SUPERVISORS.

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Chairman

ATTEST:

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Clerk

## EXHIBIT "A"

*A portion of Tract 6 of the Queen Creek Ranchos Plat Of Correction, recorded in Book 17 of Maps, Page 29, records of Pinal County, Arizona, being located in a portion of the Southeast quarter of Section 16, Township 2 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being more particularly described as follows;*

*COMMENCING at the Southwest corner of said Tract 6;*

*Thence along the South line of said Tract 6 as a basis of bearing, North 90 degrees 00 minutes 00 seconds East 1738.69 feet to a point on a line 840.45 feet West of and parallel with the East line of the Southeast quarter of said Section 16 said point being the POINT OF BEGINNING;*

*Thence along said parallel line North 00 degrees 15 minutes 02 seconds East 334.92 feet to a point on the North line of that parcel of land described in Quitclaim Deed recorded in Fee No. 2009-053626, records of Pinal County, Arizona, said point also being on the Southerly right of way line of Airport Drive;*

*Thence along said right of way line, North 89 degrees 59 minutes 47 seconds East 790.46 feet to the Northeast corner of that parcel of land described in Warranty Deed recorded in Fee No. 2002-021836, records of Pinal County, Arizona, said point also being on the Westerly right of way line of Schnepf Road;*

*Thence along the East line of said Warranty Deed and said right of way line, South 00 degrees 15 minutes 02 seconds West 134.97 feet to a corner of said Warranty Deed;*  
*Thence North 90 degrees 00 minutes 00 seconds West 200.00 feet to a corner of said Warranty Deed;*

*Thence South 00 degrees 15 minutes 02 seconds West 200.00 feet to the Southeast corner of said Warranty Deed, said point also being on the Northerly right of way line of Joy Drive;*

*Thence along the South line of said Warranty Deed and said right of way line, North 90 degrees 00 minutes 00 seconds West 590.46 feet to the POINT OF BEGINNING.*