

**REGULAR MEETING  
AGENDA**

PURSUANT TO A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE FLORENCE TOWN COUNCIL AND TO THE GENERAL PUBLIC THAT THE FLORENCE TOWN COUNCIL WILL HOLD A MEETING OPEN TO THE PUBLIC ON MONDAY, SEPTEMBER 21, 2015, AT 6:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

**1. CALL TO ORDER**

**2. ROLL CALL:** Rankin \_\_, Walter \_\_, Woolridge \_\_, Hawkins \_\_,  
Guilin \_\_, Anderson \_\_, Wall \_\_\_\_.

**3. MOMENT OF SILENCE**

**4. PLEDGE OF ALLEGIANCE**

**5. CALL TO THE PUBLIC**

Call to the Public for public comment on issues within the jurisdiction of the Town Council. Council rules limit public comment to three minutes. Individual Councilmembers may respond to criticism made by those commenting, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

**6. MOTION TO ADJOURN TO MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1 BOARD.**

a. **Discussion and possible** approval authorizing the District Manager to execute an Officer's Certificate, relating to Merrill Ranch Community Facilities District No. 1 and the Indenture of Trust and Security Agreement dated July 1, 2012, to which it is a party, necessary for omitting the requirement of the Indenture Trustee to transfer certain monies to the Prepayment Account.

**7. MOTION TO ADJOURN FROM MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1 BOARD.**

**8. PUBLIC HEARING AND PRESENTATIONS**

a. **Public Hearing on a** Minor General Plan Amendment to amend the Town of Florence's 2020 General Plan Future Land Use Map to change the land use designation from Open Space to Employment/Light Industrial on approximately a nine acre site that is located along the subject site's

Diversion Dam Road frontage, which is generally bounded by Diversion Dam Road to the south, the Bonnybrooke Road alignment to the north, Padilla Road to the west and the Quail Run Road alignment to the east; and for Discussion/Approval/Disapproval of Resolution No. 1562-15: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE BONNYBROOKE SOLAR PROJECT MINOR GENERAL PLAN AMENDMENT FOR CASE PZ-15-47-MGPA.

- b. **Presentation by Chris** Knutsen, Assistant Superintendent, Florence Unified School District, regarding the Proposed Partial Consolidation and Plan for Coolidge/Florence School Districts.
  - c. Presentation by the Greater Florence Chamber of Commerce recognizing LB Cantina as the Business of the Month.
  - d. **Acceptance of a 2015** Award of Merit from Arizona Forward for the Silver King Marketplace and Padilla Park Project.
  - e. Presentation of Mayor's proclamation of appreciation.
9. **CONSENT:** All items on the consent agenda will be handled by a single vote as part of the consent agenda, unless a Councilmember or a member of the public objects at the time the agenda item is called.
- a. **Authorization to enter** into a Memorandum of Understanding with Corrections Corporation of America, Central Arizona Detention Center and Florence Correctional Center to provide guidance to both the Florence Fire and Police Departments in the event of an incident that requires an emergency response.
  - b. **Authorization to enter** into an Intergovernmental Agreement to participate in Pinal County Narcotics Task Force's ACJC Grant # DC-16-010 for the reimbursement of overtime and related expenses.
  - c. **Approval of the resignation** of Shawn Gibson from Parks and Recreation Advisory Board.
  - d. **Approval of the resignation** of Judy Hughes from the Industrial Development Authority.
  - e. **Recommendation of approval** of the Coolidge-Florence Elks Lodge #2350 Special Event Liquor License Application for the Hell's Angels Demolition Derby, on Sunday, October 4, 2015, from 9:00 am to 6:00 pm, at the Charles Whitlow Rodeo Grounds.

- f. **Recommendation of approval** of the Coolidge-Florence Elks Lodge #2350 Special Event Liquor License Application for a community event for the Anthem at Merrill Ranch community, on Friday, October 16, 2015, from 4:00 pm to 9:00 pm, at Anthem at Merrill Ranch Union Center.
- g. **Recommendation of approval** of the 100 Club of Arizona's Special Event Liquor License Application for the Anthem Celebrates the Arts event, on Saturday, November 14, 2015, from 12:00 pm to 5:00 pm, at 3313 N. Anthem Way, Florence, Arizona.
- h. **Resolution No. 1563-15:** Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY ARIZONA, APPROVING THE FINAL PLAT FOR MERRILL RANCH UNIT 53; REQUIRING THE PROVISION OF AN INFRASTRUCTURE IMPROVEMENT ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED IMPROVEMENTS TO BE COMPLETED; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.
- i. **Resolution No. 1564-15:** Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY ARIZONA, APPROVING THE FINAL PLAT FOR MERRILL RANCH UNIT 50; REQUIRING THE PROVISION OF AN INFRASTRUCTURE IMPROVEMENT ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED IMPROVEMENTS TO BE COMPLETED; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.
- j. Approval of the **August 3, August 10, August 17,** and **August 24, 2015** Council minutes.
- k. Receive and file the following board and commission minutes:
  - i. **July 9 and August 13, 2015** Arts and Culture Commission minutes.
  - ii. **June 25, 2015** Parks and Recreation Advisory Board minutes
  - iii. **August 6, 2015** Planning and Zoning Commission minutes.

## 10. UNFINISHED/NEW BUSINESS

- a. **Ordinance No. 635-15:** Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF FLORENCE PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE

EXISTING TOWN LIMITS OF THE TOWN OF FLORENCE, ARIZONA, (BONNYBROOKE SOLAR PROJECT ANNEXATION NO. 2015-02). (First reading September 8, 2015)

- b. **Ordinance No. 636-15:** Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE TOWN OF FLORENCE ZONING MAP BY CHANGING THE ZONING CLASSIFICATIONS OF CERTAIN PARCELS OF LAND FROM PINAL COUNTY GENERAL RURAL ZONE TO TOWN OF FLORENCE SINGLE-RESIDENTIAL RANCHETTE ZONING DISTRICT.
- c. **Ordinance No. 637-15:** Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE BONNYBROOKE SOLAR PROJECT PLANNED UNIT DEVELOPMENT (CASE PZ 15-48-PUD). (First reading September 8, 2015)
- d. **Ordinance No. 639-15:** Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE FLORENCE TOWN CODE BY STRIKING SECTION 10.15 AND 30.45 TO 30.51 AND CREATING NEW SECTION 10.15 AND 30.45 TO 30.53 ENTITLED ORDINANCES AND RESOLUTIONS. (First reading September 8, 2015)
- e. **Resolution No. 1561-15:** Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE FLORENCE TOWN COUNCIL RULES OF PROCEDURE, EFFECTIVE OCTOBER 21, 2015. (Item reviewed September 8, 2015).

#### 11. **MANAGER'S REPORT**

#### 12. CALL TO THE PUBLIC

#### 13. CALL TO THE COUNCIL – CURRENT EVENTS ONLY

#### 14. ADJOURN TO EXECUTIVE SESSION

An Executive Session will be held during the Council Meeting for legal matters pursuant to A.R.S. Section 38-431.03(A)(3) and (A)(4) as follows:

1. For the purpose of discussion and consultation with the Town's attorneys for legal advice and to consider the Town's position and instruct its attorneys in regard to the consolidated litigation: Hollins v. Town of Florence, et al; Pinal County Superior Court Case No. CV2014-02265/02266; Dantico v. Town of Florence, et al; Pinal County Superior Court Case No. CV2014-02327.
2. For the purpose of discussion and consultation with the Town's attorneys for legal advice and to consider the Town's position and instruct its attorneys in regard to pending litigation in the U.S. District Court for the

**District of Arizona: Association of Florence Fire Fighters, International Association of Fire Fighters Local 4512 v. Town of Florence. (Case No. CV-15-00327-PHX-SPL)**

- 3. For the purpose of discussion and consultation with the Town's attorneys for legal advice and to consider the Town's position and instruct its attorneys in regard to pending litigation in Maricopa County Superior Court: Town of Florence v. Florence Copper, Inc. CV 2015-0001325.**
- 4. For the purpose of discussion and consultation with the Town's attorneys for legal advice and to consider the Town's position and instruct its attorneys in regards to pending litigation in the U.S. District Court for the District of Arizona: (Case No. CV-14-01304-PHX-DMF) Walt Hunter and Jarris A. H. Varnrobinson Von Zombie v. Town of Florence, et al.**

#### **15. ADJOURNMENT FROM EXECUTIVE SESSION**

#### **16. ADJOURNMENT**

**Council may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the Town's Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3).**

**POSTED ON SEPTEMBER 17, 2015, BY LISA GARCIA, TOWN CLERK, AT 775 NORTH MAIN STREET, 1000 SOUTH WILLOW STREET, FLORENCE, ARIZONA, AND AT [WWW.FLORENCEAZ.GOV](http://WWW.FLORENCEAZ.GOV).**

**\*\*\*PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING THE TOWN OF FLORENCE ADA COORDINATOR, AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION.\*\*\***

**MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1  
SPECIAL MEETING  
AGENDA**

**PURSUANT TO A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1 BOARD AND TO THE GENERAL PUBLIC THAT THE MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 1 BOARD WILL HOLD A SPECIAL MEETING OPEN TO THE PUBLIC ON MONDAY, SEPTEMBER 21, 2015, AT 6:00 P.M. IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.**

**1. CALL TO ORDER**

- 2. ROLL CALL: Chair Tom Rankin\_\_\_; Vice-Chair Tara Walter\_\_\_;  
Board Members: Vallarie Woolridge\_\_\_; Bill Hawkins\_\_\_;  
Becki Guilin\_\_\_; John Anderson\_\_\_; Karen Wall\_\_\_;**

**3. NEW BUSINESS**


- a. Discussion and possible approval authorizing the District Manager to execute an Officer's Certificate, relating to Merrill Ranch Community Facilities District No. 1 and the Indenture of Trust and Security Agreement dated July 1, 2012, to which it is a party, necessary for omitting the requirement of the Indenture Trustee to transfer certain monies to the Prepayment Account.**

**4. ADJOURNMENT**

**The Board may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the District Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3).**

**POSTED THE 17<sup>TH</sup> DAY OF SEPTEMBER, 2015, BY LISA GARCIA, BOARD CLERK, AT 775 NORTH MAIN STREET, 1000 SOUTH WILLOW STREET, FLORENCE, ARIZONA AND AT [WWW.FLORENCEAZ.GOV](http://WWW.FLORENCEAZ.GOV).**

**\*\*\*PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING THE TOWN OF FLORENCE ADA COORDINATOR, AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE TH ACCOMMODATION.\*\*\***

	<b>Community Facilities District No. 1 District Action Form</b>	<u><b>AGENDA ITEM</b></u> <b>6a.</b>
<b>MEETING DATE:</b> September 21, 2015  <b>DEPARTMENT:</b> Legal  <b>STAFF PRESENTER:</b> Clifford L. Mattice, District Attorney  <b>SUBJECT:</b> Authorization to Execute an Officer's Certificate		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Regulatory</b> <input type="checkbox"/> <b>1<sup>st</sup> Reading</b> <input type="checkbox"/> <b>2<sup>nd</sup> Reading</b> <input type="checkbox"/> <b>Other</b>

**RECOMMENDED MOTION/ACTION:**

Motion approving and authorizing the District Manager to execute an Officer's Certificate, relating to Merrill Ranch Community Facilities District No. 1 and the Indenture of Trust and Security Agreement dated July 1, 2012 (the "Indenture"), to which it is a party, necessary for omitting the requirement of the Indenture Trustee to transfer certain monies to the Prepayment Account.

**BACKGROUND/DISCUSSION:**

Merrill Ranch Community Facilities District No. 1 (the "Issuer") issued bonds on July 8, 2012. The bonds were issued pursuant to an Indenture of Trust and Security Agreement dated July 1, 2012 (the "Indenture"). The Indenture designated Wells Fargo Bank, N.A. as "Trustee". Pursuant to the terms of the Indenture, proceeds of the sale of the bonds remaining on July 1, 2015, were to be applied to retired bonds. Pulte Homes, the developer of land is the Issuer, such amounts would have been disbursed as otherwise provided by the Indenture and should still be disbursed. The Trustee requested the attached Officer's Certificate, supported by a Bond Counsel opinion, to accomplish the change. The Officer's Certificate authorizes the Trustee to disburse certain monies as otherwise required by the Indenture instead of transferring the monies to the Prepayment Account to retired bonds.

**FINANCIAL IMPACT:**

The proceeds from the sale of the bonds remaining on July 1, 2015 may be transferred by the Trustee as provided by the Indenture to be dispersed other than to the Prepayment Account.

**STAFF RECOMMENDATION:**

After consultation with Bond Counsel, staff recommends the Board's authorization for the District Manager to execute the attached Officer's Certificate.

**ATTACHMENTS:**

Officer's Certificate and Bond Counsel opinion



OFFICER'S CERTIFICATE  
REGARDING  
MERRILL RANCH COMMUNITY FACILITIES  
DISTRICT NO. 1 (FLORENCE, ARIZONA)  
SPECIAL ASSESSMENT LIEN BONDS  
(ASSESSMENT AREA FIVE)

Section 8.02(C) of the Indenture of Trust and Security Agreement, dated as of July 1, 2012 (the "Indenture"), by and between Merrill Ranch Community Facilities District No. 1 (the "District") and Wells Fargo Bank, National Association (the "Trustee"), securing the captioned Bonds (the "Bonds") provides, in part, that whenever in the administration of the Indenture the Trustee shall deem it desirable that a matter be proved or established prior to omitting any action under the Indenture, the Trustee may rely on a certificate signed by the District Manager and delivered to the Trustee (an "Officer's Certificate").

Section 5.04(A)(2) of the Indenture provides that if any amounts remain on deposit in the Acquisition and Construction Fund established by the Indenture on July 1, 2015, such amounts shall be transferred by the Trustee to the Prepayment Account established by the Indenture. Amounts in such Prepayment Account are to be used to pay the redemption price of an applicable amount of the Bonds on the next available redemption date.

This Certificate is being delivered as an Officer's Certificate for purposes of Section 8.02(C) of the Indenture pursuant to which the action required by Section 5.04(A)(2) of the Indenture described above is requested to be omitted. But for an inadvertent mistake, such amounts would have been disbursed as otherwise provided by the Indenture and will as soon as possible be so disbursed.

Dated: \_\_\_\_\_, 2015

.....  
District Manager  
Merrill Ranch Community Facilities District No 1

[LETTERHEAD OF GREENBERG TRAURIG]

\_\_\_\_\_, 2015

Wells Fargo Bank, N.A.  
MAC E2064-05A  
333 South Grand Avenue, Suite 5A  
Los Angeles, California 90071

Attention: Corporate Trust Services

Re: Merrill Ranch Community Facilities District No. 1  
(Florence, Arizona) Special Assessment Lien Bonds  
(Assessment Area Five)

We acted as Bond Counsel in connection with the issuance on July 8, 2012, by Merrill Ranch Community Facilities District No. 1 (hereinafter referred to as the "Issuer") of bonds designated "Special Assessment Lien Bonds (Assessment Area Five)" (hereinafter referred to as the "Bonds"). The Bonds were issued pursuant to an Indenture of Trust and Security Agreement, dated as of July 1, 2012 (hereinafter referred to as the "Indenture"), from the Issuer to Wells Fargo Bank, N.A., as trustee (hereinafter referred to as the "Trustee"). Pursuant to Section 8.02(C) of the Indenture the Officer's Certificate attached hereto (the "Certificate") was delivered on even date herewith.

We have been requested by the Trustee to render this opinion as to the Certificate. In rendering the opinion, we have relied upon the Indenture as well as the other matters delivered for purposes thereof and hereof and have considered such matters of law as we deem relevant to the matters discussed herein. We have also assumed the conformity to original documents of all copies submitted to us and the accuracy of the statements contained in such documents. Our opinions are based on legal authorities available to us in Phoenix, Arizona, on the day preceding the date hereof.

In our opinion, based upon the foregoing, the effect of the omission effected by the Certificate will not render the interest on the Bonds taxable under the income tax laws of the United States of America.


We express no opinion regarding whether, prior to the delivery of this opinion and after the delivery of our opinion dated July 18, 2012, with regard to the Bonds, the interest income on the

Bonds was required to be included in the gross incomes of the owners thereof for purposes of federal income taxation, nor did we undertake any inquiry which would be likely to disclose facts which would establish that interest on the Bonds had become so includable. Moreover, we express no opinion as to any collateral or other federal, State or local tax consequences other than as expressed therein and have not undertaken any responsibility to advise you of changes in applicable law or of other matters which come to our attention after the date hereof which would or might affect our opinion or otherwise have any bearing thereupon. Except as otherwise provided herein, we also express no opinion whatsoever with respect to the Town Lease Amendment or any matters related thereto or that the Town Lease Amendment may have on the matters discussed herein.

This opinion is provided to the Trustee with respect to the Bonds. Without our prior written consent, the Trustee is not authorized to publish or make copies of this opinion available to other persons.

Respectfully submitted,

Attachment: Officer's Certificate

	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u></b> <b>8a.</b>
<b>MEETING DATE:</b> September 21, 2015  <b>DEPARTMENT:</b> Community Development  <b>STAFF PRESENTER:</b> Mark Eckhoff, AICP Community Development Director  <b>SUBJECT:</b> Resolution No. 1562-15: Bonnybrooke Solar Project Minor General Plan Amendment (PZ 15-47 MGPA)		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input checked="" type="checkbox"/> <b>Public Hearing</b> <input checked="" type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Regulatory</b> <input type="checkbox"/> <b>1<sup>st</sup> Reading</b> <input type="checkbox"/> <b>2<sup>nd</sup> Reading</b> <input type="checkbox"/> <b>Other</b>

**RECOMMENDED MOTION/ACTION:**

Motion to adopt Resolution No. 1562-15: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE BONNYBROOKE SOLAR PROJECT MINOR GENERAL PLAN AMENDMENT FOR (CASE PZ 15-47 MGPA).

**REQUEST:**

An application by Solar Star Arizona VII, LLC (a subsidiary of SunPower Corporation, Systems [SunPower]), for a Minor General Plan Amendment to the Town's 2020 General Plan Land Use Map to change the land use designation on approximately nine acres located along the subject site's Diversion Dam Road frontage from Open Space (OS) to Employment/Light Industrial (E/LI) in order to support a companion PUD zoning request for a proposed photovoltaic (PV) solar facility.

**BACKGROUND/DISCUSSION:**

This application pertains to approximately nine acres of agricultural land that is part of an approximately 282 acre site that is being considered for a proposed photovoltaic (PV) solar facility. The proposed Bonnybrooke Solar Project (BSP) site is generally bounded by Diversion Dam Road to the south, the Bonnybrooke Road alignment to the north, Padilla Road to the west and the Quail Run Road alignment to the east.

The intent of this Minor General Plan Amendment (MGPA) is to amend the land use designation on approximately nine acres from Open Space (OS) to Employment/Light Industrial (E/LI). This designation is appropriate for the property today and in the future considering its surrounding designations and the proposed BSP plans.

The BSP site is currently zoned General Rural Zone (GR) in Pinal County. Upon annexation, the BSP site would receive comparable Single Family Ranchette (R1-R) zoning. Concurrent with this MGPA, the applicants are proposing to zone the site to Planned Unit Development (PUD) for the proposed BSP. The proposed zoning would be consistent with the proposed General Plan land use designation. Zoning will be contingent on the approval of annexation No. 2015-02.

This MGPA and the BSP are consistent with the goals and objectives of the Town's General Plan. For instance, an objective of the Town of Florence 2020 General Plan Energy Element is to "maximize use of renewable energy sources." The generation of electricity through utility-scale PV solar sites achieves numerous goals including reduced dependence on foreign oil, reduced emissions of gases and particulates associated with carbon-based power generation and increased local availability and generation of renewable, clean energy.

If the applicant is successful in their endeavor to erect the PV solar facility, this would bring the Town's total number of commercial PV facilities to five.

### **ANALYSIS:**

When the Planning and Zoning Commission and Town Council are considering an amendment to the 2020 General Plan, the applicant must justify the need for Minor Amendment to the General Plan through a series of questions:

#### **1. Why is the current land use/circulation classification not suitable?**

Staff contends that the current Open Space land use classification is not suitable with current plans proposed by the applicant. Amending the General Plan Future Land Use Map at this location from OS to E/LI and concurrently applying for a PUD for the proposed PV solar facility will align the 2020 General Plan with zoning and development plans.

The surrounding properties in the immediate area consist of compatible uses, more specifically the Arizona State Prison Complex to the southeast, agriculture land, similar penitentiary complexes and a few residential homes to the west. Agriculture land and undeveloped land is to the north.

Circulation classifications will not be affected by this proposed amendment to the 2020 General Plan.

#### **2. Does the proposal conform with land use goals? Will the proposed change in land use or circulation do the following:**

##### **a. Support the goals and policies of the General Plan;**

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The proposed Minor GPA would support the overall goals and objectives of the 2020 General Plan by incorporating Employment/Light Industrial (E/LI) uses in proximity to similar land uses or where there is a need for such uses. The proposed land use is compatible with the existing terrain, surrounding land development characteristics and supports renewable energy use.

**b. Conform to the proposed range of land uses, densities, and intensity of uses, hierarchy of transportation systems; and**

The proposed E/LI land use designation will support and conform to existing land uses and development patterns in the surrounding area. The amendment will not conflict with the hierarchy of roadways previously proposed in the 2020 General Plan.

North Quail Run Road is classified as a major collector and will be the property's main point of access on its eastern boundary. Furthermore, staff contends that the proposed project will create minimal traffic and will be consistent with the functional role of this roadway.

**c. Avoid creation of isolated uses that will cause incompatible community form and a burden on services and circulation systems?**

The proposed E/LI land use designation is consistent with the surrounding designations and no incompatible or isolated land uses will be created, nor will any additional burden on services and circulation systems be created. As mentioned, the MGPA only applies to approximately nine acres of the proposed BSP that is currently designated as open space.

**3. What unique physical characteristics of the site present opportunities or constraints for the development under the existing classification?**

In order for the subject site to reach the proposed use's full potential, the current land use designation of Open Space on a small portion of the BSP site is considered a constraint for the proposed development.

**4. What is the ability and capacity of the water and sewer system to accommodate development that may occur as a result of the General Plan Amendment without system extensions or improvements?**

The proposed PV solar facility, which requires minimal water and sewer accommodations, which will benefit from existing wells. If approved by the Town Engineer and Pinal County, the Operations building will have a small septic system.

**5. What is the ability of existing police and fire department personnel to provide adequate emergency services according to acceptable response standards set by the community?**

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Upon annexation, police and fire protection for the future PV solar facility will be served by the Town of Florence. The proximity of the subject site to downtown Florence places the project within the existing service area for police and fire protection.

**6. What is the ability of the proposed public and private open space, recreation, schools, and library facilities to meet the projected demand of future development without reducing services below community standards?**

The proposed project will not contribute to the demand for these services.

**7. What is the proposed fiscal impact of future development based on evaluation of projected revenues and the additional cost of providing public facilities and services to accommodate projected increases or decreases in population and development that could occur as a result of the General Plan amendment?**

The proposed development is not expected to change the current demand for public facilities and services; therefore, there are no projected impacts to the demand for public facilities and services as a result of the project.

Elliot D. Pollack and Company, an Arizona economic and real estate consulting firm, was hired to prepare an economic impact study of the project. In general, it was concluded that that the BSP would have a positive fiscal impact on the Town, Pinal County and the Florence Unified School District.

**8. How will the proposed amendment affect the ability of the community to sustain the physical and cultural resources, including air quality, water quality, energy, natural and human-made resources necessary to meet the demands of present and future residents?**

This amendment will have minimal effect on the ability of the Town to sustain the physical and cultural resources in reference to water quality, energy, natural and human-made resources necessary to meet the demands of present and future residents.

The proposed PV solar facility will comply with all Town, County, State and Federal regulations as they may apply.

**9. What changes, if any, in Federal or State Laws or policies substantiate the proposed amendment?**

There are no changes in Federal or State Laws or Policies that substantiate, require or restrict this proposed MGPA.

**FINDINGS:**

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- The Employment/Light Industrial (E/LI) land use designation has been identified for suitable areas within the Town's Planning Area.
- The OS land use designation in the subject area was generally applied to reflect the location of multiple canals in the area and this change will not impact the intent of such designation.
- The proposed Minor General Plan Amendment is in compliance with the goals, objectives and strategies of the Town's 2020 General Plan.
- A substantial public notification effort has occurred for this MGPA and staff notes that there have been few comments made on the proposed amendment.
- The proposed designation should have little to any impact to surrounding property owners.

#### **PUBLIC PARTICIPATION:**

The Town has reached out to all Town residents and other property owners through a public participation process that includes:

- A neighborhood meeting was held at the Florence Holiday Inn Express.
- Notices for public hearings were mailed to all property owners within 600 feet of the site and others.
- Property Posting (Signs) - Notice of Public Hearing for a Minor General Plan Amendment was posted on the site in three locations.
- Advertisements in the local Town paper and Town's Public Notice website.
- One public hearing for the Planning and Zoning Commission.
- Town Council public hearing.

Staff has received public inquiries on this case, though no direct support or opposition has been indicated.

#### **FINANCIAL IMPACT:**

None directly applicable to this request.



**RECOMMENDATION:**

In accordance with the findings presented on this request, staff recommends adoption of Resolution No. 1562-15, approving of this Minor General Plan Amendment, subject to the following conditions:

1. Any conditions deemed necessary by the Town Council.

**ATTACHMENTS:**

- Resolution No. 1562-15
- The Bonnybrooke Solar Project Minor General Plan Amendment Book Dated June 30, 2015.
- Exhibit A

**RESOLUTION NO. 1562-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE BONNYBROOKE SOLAR PROJECT MINOR GENERAL PLAN AMENDMENT FOR CASE PZ 15-47 MGPA.**

**WHEREAS**, a Minor General Plan Amendment (Minor GPA) is requested on approximately nine acres located along the subject site's Diversion Dam Road frontage; and

**WHEREAS**, a significant public participation process, including the holding of a public hearing of the Town of Florence Planning and Zoning Commission, has been followed for the Minor GPA; and

**WHEREAS**, the Planning and Zoning Commission of the Town of Florence has considered all public comments made at the public hearing; and

**WHEREAS**, the Planning and Zoning Commission sent an unanimous favorable recommendation to the Town Council on the Bonnybrooke Solar Project Minor GPA; and

**WHEREAS**, said proposal has been considered by the Council and the Minor GPA has been found to: be appropriate; be consistent with the goals, objectives and strategies of the Town's General Plan; have a positive impact on the overall balance and mixture of land uses in the Town's General Plan; be consistent with good planning principles; be beneficial for the Town's orderly growth; and be favorable to the general welfare, health and safety of the public. Thus, a determination has been made that the Minor GPA should be approved.

**BE IT RESOLVED** by the Mayor and Council of the Town of Florence, Arizona as follows:

The Mayor and Council of the Town of Florence hereby approve the subject Minor General Plan Amendment as presented in Exhibit A.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Florence, Arizona, this 21<sup>st</sup> day of September 2015.

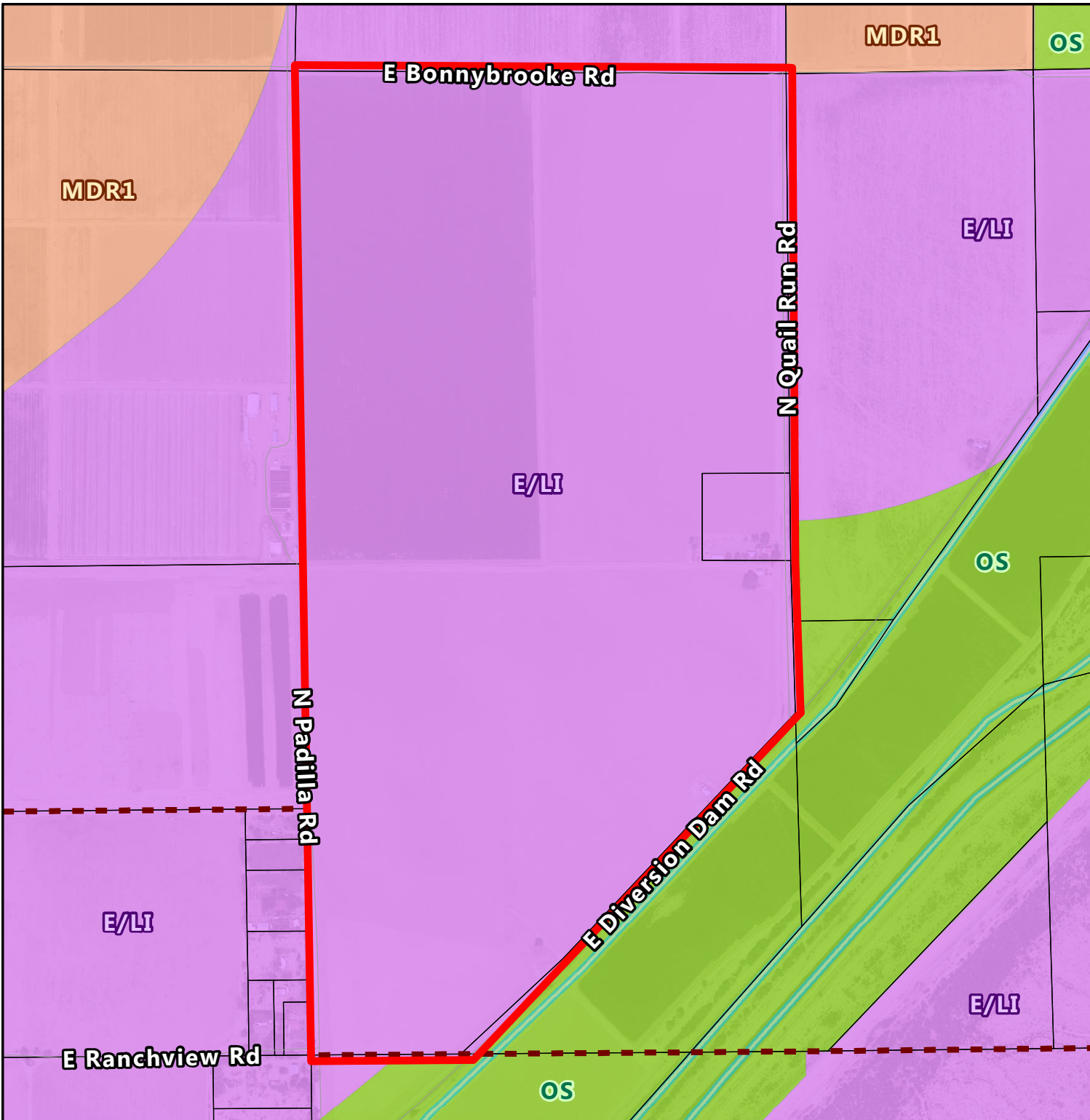
\_\_\_\_\_  
Tom J. Rankin, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lisa Garcia, Town Clerk

\_\_\_\_\_  
Clifford L. Mattice, Town Attorney



# Town of Florence

## Exhibit A Proposed 2020 General Plan Designation

### Bonnybrooke Solar

Canal

Town Limits

Site Location

### General Plan Land Use

Medium Density Residential 1 (MDR1)

Employment/Light Industrial (E/LI)

Open Space (OS)

0 375 750 Feet



This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information contained herein.



Application for a  
**MINOR GENERAL PLAN AMENDMENT**

Florence, Arizona

---

June 30, 2015  
(revised)

April 22, 2015  
(originally submitted)

**SUNPOWER<sup>®</sup>**

---

MORE ENERGY. FOR LIFE.™



# TABLE OF CONTENTS

## MINOR GENERAL PLAN AMENDMENT SUMMARY

**Applicant:**

Solar Star Arizona VII, LLC  
1414 Harbour Way South  
Richmond, CA 94804

**Amended Acreage:**

9.5 acres

**Current Land Use Designation:**

Open Space (9.5 acres)

**Requested Land Use Designation:**

Employment/Light Industrial (9.5 acres)

**Date of Pre-Application Meeting:**

April 8, 2015

**Case Number:** PZ-15-34 MGPA

**Project Team**

Owner's representative:	HDR	Snell & Wilmer L.L.P.
SunPower Corporation	3200 E Camelback Rd	One Arizona Center
Robbie Horwitz	Phoenix AZ 85016	Phoenix, Arizona 85004

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*Revision #1*

## INTRODUCTION

SunPower is requesting a Minor General Plan Amendment to the Town of Florence General Plan to build the Bonnybrooke Solar Project. This utility-scale solar photovoltaic (PV) solar facility will be located on what is currently agricultural land in Florence, Arizona. The Florence General Plan designates the majority of the site as Employment/Light Industrial (E/LI), however, a small portion of the site (approximately 9.5 acres) is designated Open Space (OS). The area of OS, intended to establish a greenbelt along the historic Florence Canal, reaches north of the canal in the area of North Quail Run Road, and extends into the Bonnybrooke Solar Project.

This request would amend the Plan by changing the OS designation to E/LI for 9.5 acres to accommodate the project.

Developing the proposed site would include constructing a solar PV facility of up to 50 megawatts with interconnection facilities, an operations and maintenance building, and an interconnection to the Coolidge/Bonnybrooke 115 kilovolt (kV) transmission line. The project would include an on-site project substation that would interconnect to a new Salt River Project (SRP)-owned interconnection facility, also on site.

The proposed Bonnybrooke Solar Project is consistent with the Town's vision, and the proposed site specifically is ideal for solar development for the following reasons:

- Solar development is consistent with the Sustainability Element of the Florence General Plan
- The proposed project is consistent with the current E/LI category in that, once operational, the project would not generate traffic or noticeable noise or emissions. Excluding ancillary facilities for interconnection and operation, the solar field itself would be no taller than 10 feet.
- A solar facility is compatible with the neighboring agricultural uses, as noted in the Pinal County

Comprehensive Plan under Agriculture Planning Guidelines, "Solar and wind energy generation and other renewable energy production are compatible with the farming heritage"

- The proposed site is relatively flat minimizing the need for grading and subsequent dust production
- During operation, the site would use approximately 10 acre feet/year (AFY) of water, much less than a typical agriculture operation of comparable size, which would use approximately 1,000 AFY
- There are no environmental impacts to federally-listed species and their habitat
- The proposed project is located outside the active floodplain and there are no Waters of the United States on site
- The interconnection facility is located adjacent to the site minimizing land use and other potential impacts

The proposed Bonnybrooke Solar Project would provide direct economic benefit to the town and contribute to local, state, and national energy goals. Examples include:

- Creating approximately 150 direct construction jobs
- Generating Town property and sales tax revenue
- Providing clean, renewable energy to power the approximate equivalent of 11,000 homes
- Reducing the region's dependence on fossil fuels and foreign energy
- Reducing emissions of gases and particulates associated with carbon-based power generation, and increasing the local availability and generation of renewable, clean energy
- Creating a stable source of power that would serve as a hedge against volatile fossil-fuel prices



SunPower's proposed facility achieves numerous goals including reduced dependence on foreign oil, reduced emissions of gases and particulates associated with carbon-based power generation, and increased local availability and generation of renewable, clean energy.

## PROJECT NARRATIVE

SunPower is requesting this Minor General Plan Amendment to 9.5 acres of the Town of Florence General Plan to build the Bonnybrooke Solar Project PV solar facility. The project will be located on existing farmland within the Town's corporate limits (upon approval of a separate, concurrent application to annex the site which was submitted to the Town on April 22, 2015).

Developing the site would include constructing an up to 50 MW PV solar facility with on-site interconnection facilities, an operations and maintenance building, and an interconnection to the Coolidge/Bonnybrooke 115 kV transmission line adjacent to the project site. The project would include an on-site project substation that would interconnect to a new SRP-owned interconnection facility, also on site. To accept power from the project, SRP may be required to make upgrades to its transmission system, including upgrades to the Coolidge/Bonnybrooke 115 kV transmission line.

An objective of the Town of Florence General Plan Energy Element is to "maximize use of renewable energy sources." The generation of electricity through utility-scale PV solar sites, such as SunPower's proposed facility, achieves numerous goals including reduced dependence on foreign oil, reduced emissions of gases and particulates associated with carbon-based power generation, and increased local availability and generation of renewable, clean energy.

SunPower is requesting that the property's General Plan land use designation be amended to support the development, construction, and operation of a solar power generation facility. The Florence General Plan designates the majority of the site as E/LI, however, a small portion of the site is designated OS. The area of OS, established to preserve a greenbelt along the historic Florence Canal, reaches north of the canal in the area of North Quail Run Road, and extends into the proposed Bonnybrooke Solar Project.

This request would amend the Plan by changing the OS designation to E/LI for 9.5 acres to accommodate the project.

The site is within an area of very low-density residential and agriculture. The proposed project is compatible with this land use in that, once operational, the project would not generate traffic or noticeable noise or emissions, and the majority of the project would have a profile lower than a typical single-story, single-family residence. In addition, a solar facility is also compatible with the neighboring agricultural uses, as noted in the Pinal County Comprehensive Plan under Agriculture Planning Guidelines, "Solar and wind energy generation and other renewable energy production are compatible with the farming heritage."

## LOCATION AND SURROUNDING LAND USES

The Bonnybrooke Solar Project site is located about 3 miles northeast of downtown Florence, Arizona. The area is largely agricultural with scattered single-family farm residences. The Arizona Department of Corrections State Prison Complex is located approximately 1 mile south of the property (the adjoining agricultural parcels are farmed by supervised Corrections inmates). The agricultural land in the area may remain fallow in any given season, based on availability of irrigation water.

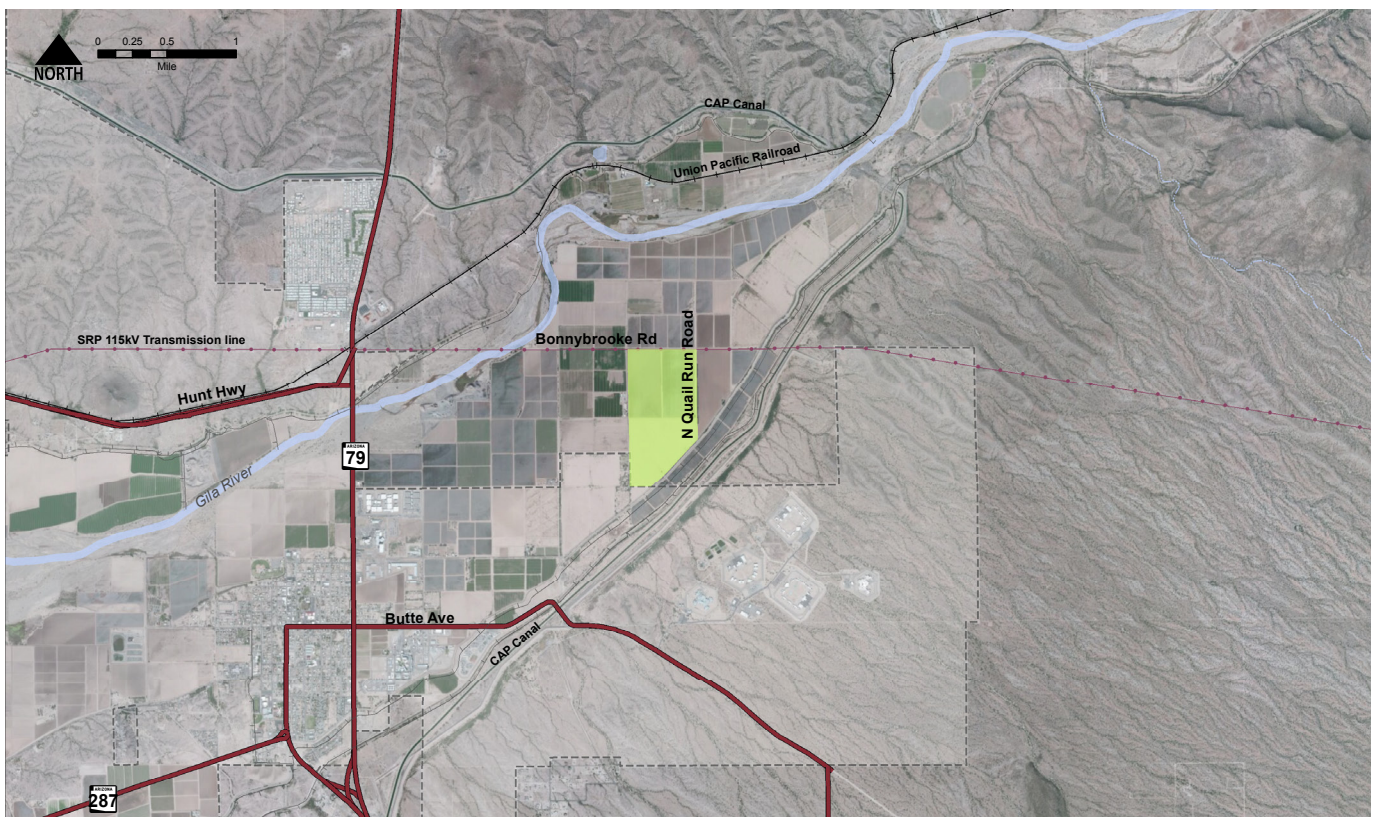
The portion of the SunPower site for consideration under this Minor General Plan Amendment is 9.5 acres. The land is privately owned by one landowner, and SunPower currently holds an option to purchase the property.

The subject property is located in Section 29 in Township 4 South, Range 10 East. Refer to Figure 1, Project Vicinity Map. The site is bordered to the south and southeast by several surface water conveyance channels—the Florence

Canal (through the subject property), the Florence—Casa Grande Canal, and the Central Arizona Project (CAP) Canal. To the north, the site is bordered by agricultural land and to the west the site is bordered by agricultural land and a few rural residences. About 1 mile north of the site is the Gila River. Less than 2 miles northeast of the site, the CAP Canal crosses under the Gila River.

Adjacent to the northern edge of the site is the Coolidge/Bonnybrooke 115 kV transmission line, which the project intends to connect to, minimizing the need for additional transmission infrastructure to support the development.

Neighboring property owners have been identified as stakeholders by SunPower to ensure that their concerns are considered through the planning and approval process. A neighborhood/community meeting was held on May 29, 2014, and neighboring property owners were in attendance. SunPower will hold a follow-up meeting in advance of public hearings on the project to update stakeholders.



**Figure 1 Project Vicinity Map.** The SunPower site is located about 3 miles northeast of downtown Florence, bordered by the CAP Canal to the south and southeast, Bonnybrooke Rd to the north, and Padilla Rd on the west, and Quail Run Rd on the east.





## Setting and Natural Environment

The Bonnybrooke Solar Project would be located on relatively flat topography at a low elevation, primarily on agricultural land. The proposed solar facility would have relatively low profile panels and inverters (not more than 10 feet high at their highest point), and a maintenance building not more than 30 feet high. Ancillary facilities are not anticipated to be taller than the current 115 kV transmission line (with the exception of a lightning rod affixed to the dead end tower). The development of the project would place new structures on the landscape, but, for the reasons mentioned above, the scenic/visual impacts would not be significant.

### Biological Resources

The Bonnybrooke Solar Project site is located in the Lower Colorado River Sonoran Desertscrub biotic community. However, the site is active agricultural land, and no native vegetation is present. A review of the *Arizona's Wildlife Linkages Assessment* indicates there are no wildlife linkages or corridors in the project area. The project area does not provide suitable habitat for any federally-listed species. However, agricultural fields often provide suitable habitat for western burrowing owls (*Athene cunicularia*), a State Species of Concern, and migratory birds are likely to be present at certain times of the year. As a result SunPower will perform a biological reconnaissance and a presence/absence survey for western burrowing owls. If necessary, additional surveys and mitigation measures to protect western burrowing owls would be implemented as part of the site development plan.

### Cultural Resources

The Bonnybrooke Solar Project site consists of a series of contiguous agricultural fields. Although the site has been disturbed by agricultural development, there is still a potential for archaeological deposits, as indicated by the results of numerous archaeological excavations on the alluvial terraces flanking the Gila River. These excavations have documented well-preserved prehistoric remains below the plow zones.

Additionally, historic resources in the area include the Florence Canal, constructed between 1886 and 1888, which passes through the project area, and the Florence–Casa Grande Canal, constructed in 1912 and immediately south of the project area. Both canals are part of the historic San Carlos Irrigation and Drainage District.

SunPower is committed to the proper management of Arizona's heritage resources. SunPower has performed a class I cultural resources survey to identify survey records within the proposed project area. If cultural resources are found within the project area, SunPower will follow an appropriate strategy that is consistent with local, state and federal regulations.

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**Hazardous Materials**

SunPower PV panels do not contain hazardous substances such as cadmium or lead solder, and have been tested by third-party independent laboratories. During construction, typical fuels, lubricants, and other materials used by construction equipment would be on site. Once the solar power facility is operational, other than the oil contained in the transformers, the only liquids on site would be used for periodic cleaning of the PV panels (consisting of biodegradable household-grade soaps and similar non-toxic cleaners). The medium-voltage transformers each contain a small amount of biodegradable oil. The substation transformer would have an associated secondary containment system in the unlikely event of a transformer leak.

**Access and Infrastructure**

The primary access to the SunPower facility would be from North Quail Run Road, which is located along the eastern portion of the site, accessed by Diversion Dam Road. Diversion Dam Road is a paved two-lane road.

The amount of traffic generated by the project would be minor, consistent with the few employees anticipated at the facility during operation. Construction activity would generate more trips associated with the delivery of materials to the site for a short duration. SunPower PV panels and trackers would be used in pre-designed blocks that fit together easily in the field, thereby reducing construction time. The project is anticipated to add approximately 70–90 vehicles to Diversion Dam Road per day during construction. Because of the relatively flat terrain, it is unlikely that significant additional grading would be required. During construction, dust control measures required by the Town of Florence would be implemented.

The project would include an on-site project substation that would interconnect to a new SRP-owned interconnection facility, also on site. To accept power from the project, SRP may be required to make upgrades to its transmission system, including upgrades to the Coolidge/Bonnybrooke 115 kV transmission line. The final interconnection facility configuration would be at the discretion of SRP. Additional details will be provided to the Town as the project design and engineering progresses.

**Water and Wastewater**

The site is located within an Arizona Department of Water Resources-regulated Active Management Area. The need for water on the site during operations would be minor—about 10 AFY—for the operational employees' needs and the cleaning of the solar panels approximately two times per year. This is a substantial reduction of on-site water use from the current agricultural activities. If a potable water source is required, an exempt well would be developed.

Construction water for dust suppression and other activities, approximately 75 acre-feet, would be needed for about 6 to 12 months and is expected to come from the existing on-site water allocations attached to the existing landowner's approved rights. It is important to note that agriculture, the current land use, uses more water than the proposed solar facility—about 1,000 AFY. A water and wastewater plan will be developed at the time of the zoning application.

**Drainage**

The project site is located between two major drainage features in Pinal County—the Gila River and the Florence Flood Control Dam—both of which are mapped by the Federal Emergency Management Agency as Zone A Special Flood Hazard Areas. The project site is located within a Zone X area, which is defined as an area outside the 0.2 percent annual chance floodplain. Preliminary analysis of the site indicates that it is not traversed by Waters of the United States.



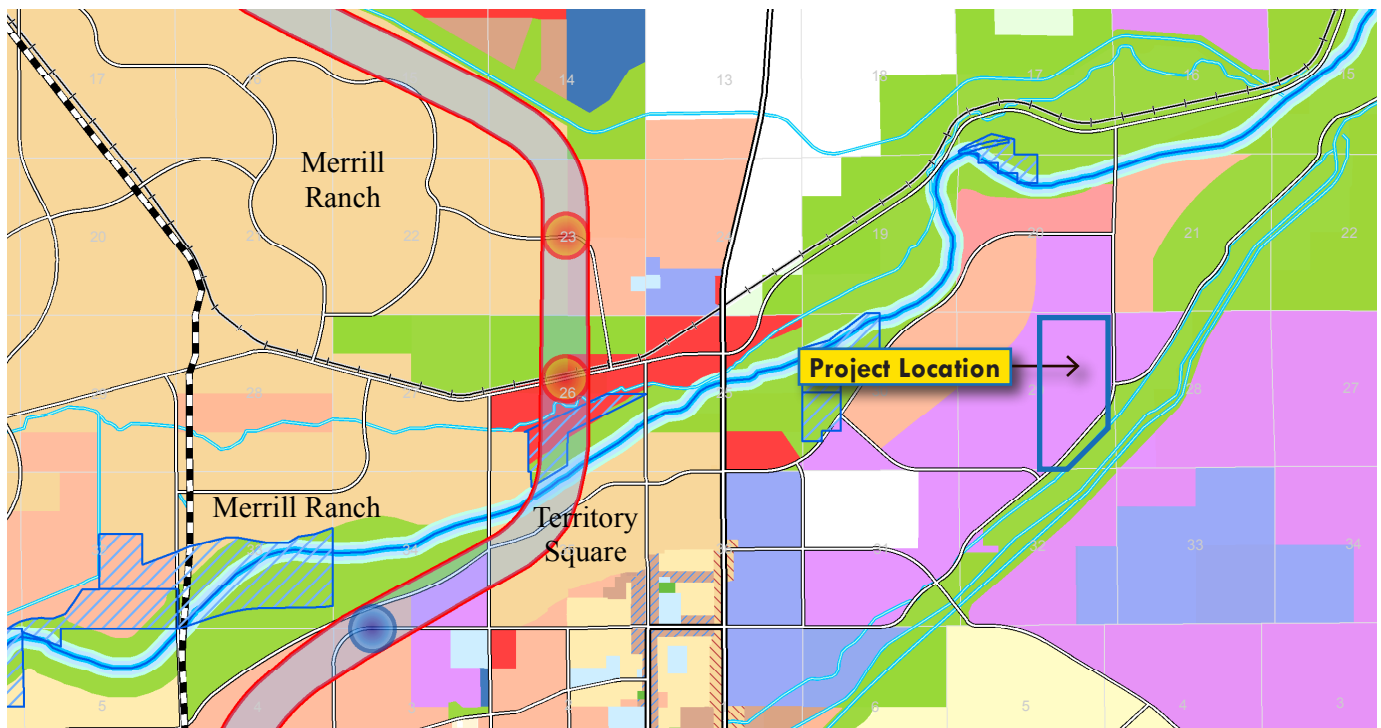
*View of the proposed project site.*

The Florence Flood Control Dam and CAP Canal are just upstream of the project site and block any major off-site stormwater flows from entering the site. Generally, on-site stormwater runoff sheetflows across the site from southeast to northwest toward the Gila River. With the proposed facility, additional hydrological analysis will be performed to ensure the project will not result in increased stormwater runoff flows exiting the site. If required, supplemental retention/detention structures will be provided in coordination with Pinal County Flood Control District. On-site stormwater flows would be managed on site to protect all proposed facilities and roads.

## SUITABILITY WITH SURROUNDING LAND USES

The E/LI land use designation is necessary to allow the development, construction, and operation of a solar power generation facility. As described on the following pages, the proposed facility would continue to be compatible with the Very Low Density Residential land surrounding the site (refer to Figure 2, Town of Florence General Plan).

A solar facility at this location would provide an ideal use adjacent to the agricultural land and single-family residences to the west. The facility itself would be low profile; it would be noiseless and odorless; and it would have very little nighttime lighting or activity. Because of the low number of employees anticipated at the site, traffic impacts during operation would be less than if the project area were developed with residences, even at the low density identified in the General Plan.



**Figure 2 Town of Florence General Plan Future Land Use Map Excerpt.** The Town of Florence General Plan Future Land Use Map illustrates the future land uses for the project site and surrounding area. The area of the project is largely Employment/ Light Industrial with less than 4 percent of the project area impacting Open Space at the southern end of the project.



Construction traffic, while modest, would access the site from the south along Diversion Dam and North Quail Run Roads, thereby avoiding the off-site rural residences altogether.

There are three canals in the general vicinity of the proposed project site: the Florence Canal, located within the proposed Bonnybrooke Solar Project site and paralleling Diversion Dam Road; the Florence–Casa Grande Canal, located just southeast of the Florence Canal; and the CAP Canal, located just southeast of the Florence–Casa Grande Canal. In addition to the canals, the Florence Flood Control Dam is southeast of the CAP Canal. During site development, SunPower will coordinate with the San Carlos Irrigation and Drainage District and the Bureau of Reclamation to ensure that SunPower complies with all required setbacks from the canals. If necessary after discussions with these entities, SunPower will also incorporate construction mitigation measures to ensure that construction activities do not interfere with the operation of the canals.

- A
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**Figure 3 Town of Florence General Plan Land Use designations in the vicinity of the project site.** This figure shows the proposed changes to the General Plan land use designations. The area of Open Space for conversion to Employment/Light Industrial is shown yellow.

## NARRATIVE STATEMENT/PROJECT JUSTIFICATION

As described in the Town of Florence General Plan Amendment Process Application and Checklist, the narrative must address the following questions:

### **1. Why is the current land use/circulation classification not suitable?**

This request is to amend the land use classification of a small portion of the project site that falls within the Town of Florence's General Plan OS category. The remaining project property is already in the E/LI land use category—which is appropriate for the proposed use. The impacts to the Town's OS are minor, in that they preserve this greenbelt area as intended in the General Plan.

The circulation classification is suitable, and SunPower is contributing the right-of-way necessary for the ultimate width of the bordering public streets, to accommodate anticipated development.

### **2. Does the proposal conform with land use goals? Will the proposed change in land use or circulation do the following:**

The proposed project conforms with the land use goals as specified in the following sub-questions.

#### **a. Support the goals and policies of the General Plan;**

This proposal supports the Town of Florence's goals and policies by proposing a land use that is consistent with the site's Business/Light Industrial land use category. The small area of OS designated land across the site's southern edge that is adjusted to accommodate the project's needs, while preserving this greenbelt area as intended in the General Plan.

The stated purpose of the General Plan Energy Element is to "...provide long-term energy sustainability by using available energy resources in the most efficient way and by using new technologies and renewable energy sources." The Town currently has one utility-scale solar project in operation today, Copper Crossing (also constructed by SunPower), and another solar facility under development. With the addition of the Bonnybrooke project, Florence will continue to lead the way in Pinal County in renewable energy production.

#### **b. Conform to the proposed range of land uses, densities, and intensity of uses, hierarchy of transportation systems; and**

The Bonnybrooke site is proposed on land almost entirely designated as Business/Light Industrial land use. The site is within an area of very low-density residential and agriculture. The proposed project is compatible with this land use in that, once operational, the project would not generate traffic or noticeable noise or emissions, and the majority of the project would have a profile lower than a typical single-story, single-family residence. In addition, a solar facility is also compatible with the neighboring agricultural uses, as

noted in the Pinal County Comprehensive Plan under Agriculture Planning Guidelines, “Solar and wind energy generation and other renewable energy production are compatible with the farming heritage.”

The project will be accessed from Diversion Dam Road, an existing paved, Major Collector roadway. The minimal traffic anticipated from the project is consistent with the functional role of this roadway.

**c. Avoid creation of isolated uses that will cause incompatible community form and a burden on services and circulation systems?**

Although Florence’s planning area is nearly 200 square miles, the Bonnybrooke site is only about 3 miles from downtown Florence, in an accessible area that has several notable constraints for residential or commercial use, which makes it an ideal location for a solar project. The project is bordered to the south by three major water conveyance channels (Florence Canal, Florence-Casa Grande Canal, and the CAP Canal). There is no connection anticipated to the south from this area east of SR 79 (immediately south of the canals is the State Prison complex). Land to the north and east is planned for future single-family residential development; however, there are no current plans in place to develop this land which is currently used for agriculture.

**3. What unique physical characteristics of the site present opportunities or constraints for the development under the existing classification?**

The Minor General Plan Amendment is requesting a change to 9.5 acres of OS to accommodate the site development. The need for the amendment is a result of the specific space requirements of the project that cannot be adequately met without the amendment of the land use plan.

**4. What is the ability and capacity of the water and sewer system to accommodate development that may occur as a result of the General Plan Amendment without system extensions or improvements?**

The Bonnybrooke project will provide water for operation from their existing water rights; other services would be managed by private providers.

**5. What is the ability of existing police and fire department personnel to provide adequate emergency services according to acceptable response standards set by the community?**

The proximity of the site to downtown Florence means that the project is within the existing service area of town of Florence fire and police, although the nature of the project is such that these services would not be burdened in any way. The SunPower team is working with Florence Fire in accommodating access and specific site conditions.

**6. What is the ability of the proposed public and private open space, recreation, schools, and library facilities to meet the projected demand of future development without reducing services below community standards?**

Not applicable as the proposed project will not contribute to the demand for these services

**7. What is the proposed fiscal impact of future development based on evaluation of projected revenues and the additional cost of providing public facilities and services to accommodate projected increases or decreases in population and development that could occur as a result of the General Plan Amendment?**

The project site is currently agricultural land. The proposed development is not expected to change the current nominal demand for public facilities and services; therefore, there are no projected impacts to the demand for public facilities and services as a result of the project.

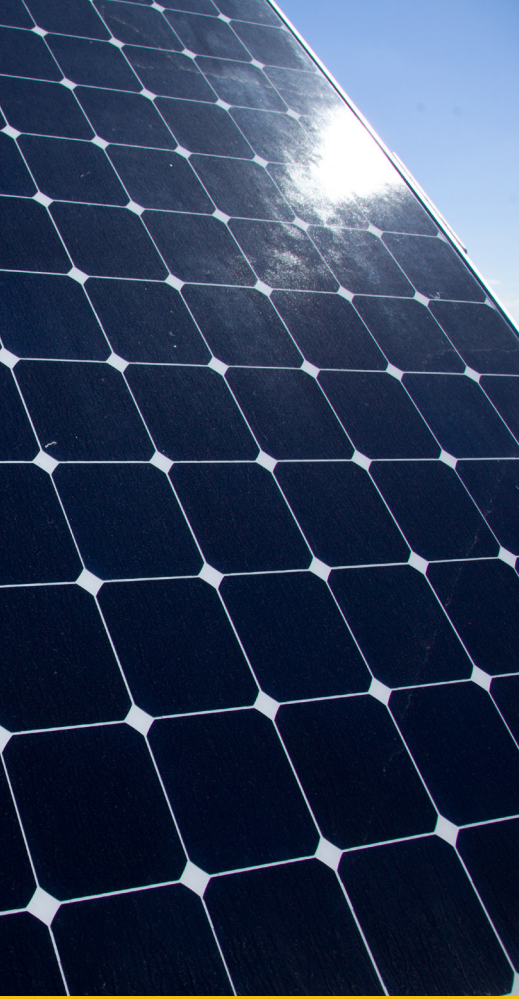
The applicant has contracted with Elliot D Pollack and Company, local economic and real estate consulting firm to prepare an economic impact study of the project. The study has been submitted to the Town of Florence for consideration.

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**8. How will the proposed amendment affect the ability of the community to sustain the physical and cultural resources, including air quality, water quality, energy, natural, and human-made resources necessary to meet the demands of present and future residents?**

The project will contribute greatly to these goals. Specifically, some project benefits include:

- Use approximately 10 AFY of water during operation, much less than a typical agriculture operation of comparable size, which would use approximately 1,000 AFY
- Minimize the need for grading and subsequent dust production because the proposed site is relatively flat
- Creating approximately 100 direct construction jobs
- Generating Town property and sales tax revenue
- Providing clean, renewable energy to power the approximate equivalent of 11,000 homes
- Reducing the region's dependence on fossil fuels and foreign energy
- No environmental impacts to federally-listed species and their habitat
- Minimize land use and other potential impacts because the interconnection facility is located adjacent to the site
- Reducing emissions of gases and particulates associated with carbon-based power generation, and increase the local availability and generation of renewable, clean energy
- Creating a stable source of power that would serve as a hedge against volatile fossil-fuel prices

**9. What changes, if any, in Federal or State laws or policies substantiate the proposed amendment?**

The requested Minor General Plan Amendment is not the result of any Federal or State laws or policies.

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# APPENDIX

A

B

C

D

E



SunPower Corporation, celebrating its 30th anniversary in 2015, is the most experienced PV solar company on the planet.

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## APPENDIX A –

### LEGAL DESCRIPTION

- A
- B
- C
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- E

## EXHIBIT "A"

### LEGAL DESCRIPTION

#### SUNPOWER

#### ZONING PARCEL

A parcel of land, being a portion of the East Half (E1/2) of Section 29, Township 4 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

**BEGINNING** at a found plastic capped iron bar stamped "Found Pt RLS 37401" monumenting the North Quarter corner of said Section 29, from which a found 3" aluminum capped post stamped "RLS 37401" monumenting the Northeast corner of said Section 29 bears South 89°40'43" East, a measured geodetic bearing and basis of bearings for this description (record South 89°30'47" East per Record of Survey by Hansen Surveying and Engineering, recorded in Surveys Book 18, Page 75, records of said Pinal County, herein referenced as record source "RH"), a distance of 2,637.21 feet (record 2,637.84 feet per "RH");

THENCE South 89°40'43" East (record South 89°30'47" East per "RH"), along the North line of said Section 29, a distance of 2,637.21 feet (record 2,637.84 feet per "RH"), to said found 3" aluminum capped post stamped "RLS 37401" monumenting said Northeast corner of said Section 29;

THENCE South 00°23'30" East (record South 00°17'21" East per "RH"), along the East line of said Section 29, a distance of 2,627.64 feet (record 2,624.18 feet per "RH") to a found ¾" iron bar monumenting the East Quarter corner of said Section 29;

THENCE South 01°54'21" East (record South 01°48'37" East per "RH"), continuing along said East line of said Section 29, a distance of 839.84 feet to a calculated point in the center line of East Diversion Dam Road;

THENCE South 43°21'32" West, along said center line of said East Diversion Dam Road, a distance of 757.24 feet to a calculated point;

THENCE South 43°16'35" West, continuing along said center line of said East Diversion Dam Road, a distance of 1,098.00 feet to a calculated point;

THENCE South 44°33'28" West, continuing along said center line of said East Diversion Dam Road, a distance of 269.81 feet to a calculated point;

THENCE South 45°58'36" West, continuing along said center line of said East Diversion Dam Road, a distance of 188.10 feet to a calculated point;

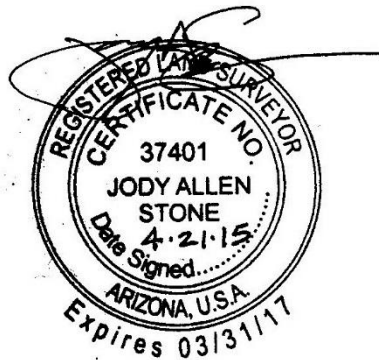
THENCE South 46°26'43" West, continuing along said center line of said East Diversion Dam Road, a distance of 175.08 feet to a calculated point on the South line of said Section 29;

THENCE South 89°33'11" West, departing from said center line of said East Diversion Dam Road, along said South line of said Section 29, a distance of 872.21 feet to a found 2" aluminum capped iron bar stamped "LS 17258" monumenting the South Quarter corner of said Section 29;

THENCE North 00°56'42" West (record North 00°50'49" West per "RH"), along said North-South mid-Section line of said Section 29, a distance of 2,626.72 feet (record 2,627.13 feet per "RH") to a found 2" aluminum capped iron bar stamped "LS 17258" monumenting the Center of said Section 29;

THENCE North 00°56'20" West (record North 00°50'49" West per "RH"), along said North-South mid-Section line of said Section 29, a distance of 2,656.14 feet (record 2,656.09 feet per "RH") to the **TRUE POINT OF BEGINNING**.

Containing 281.841 acres, more or less.






# APPENDIX B –

## PINAL COUNTY ASSESSOR PARCEL MAP

- A
- B
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- E



-  Town boundary
-  Bonnybrooke Site
-  SRP 115kV Transmission line



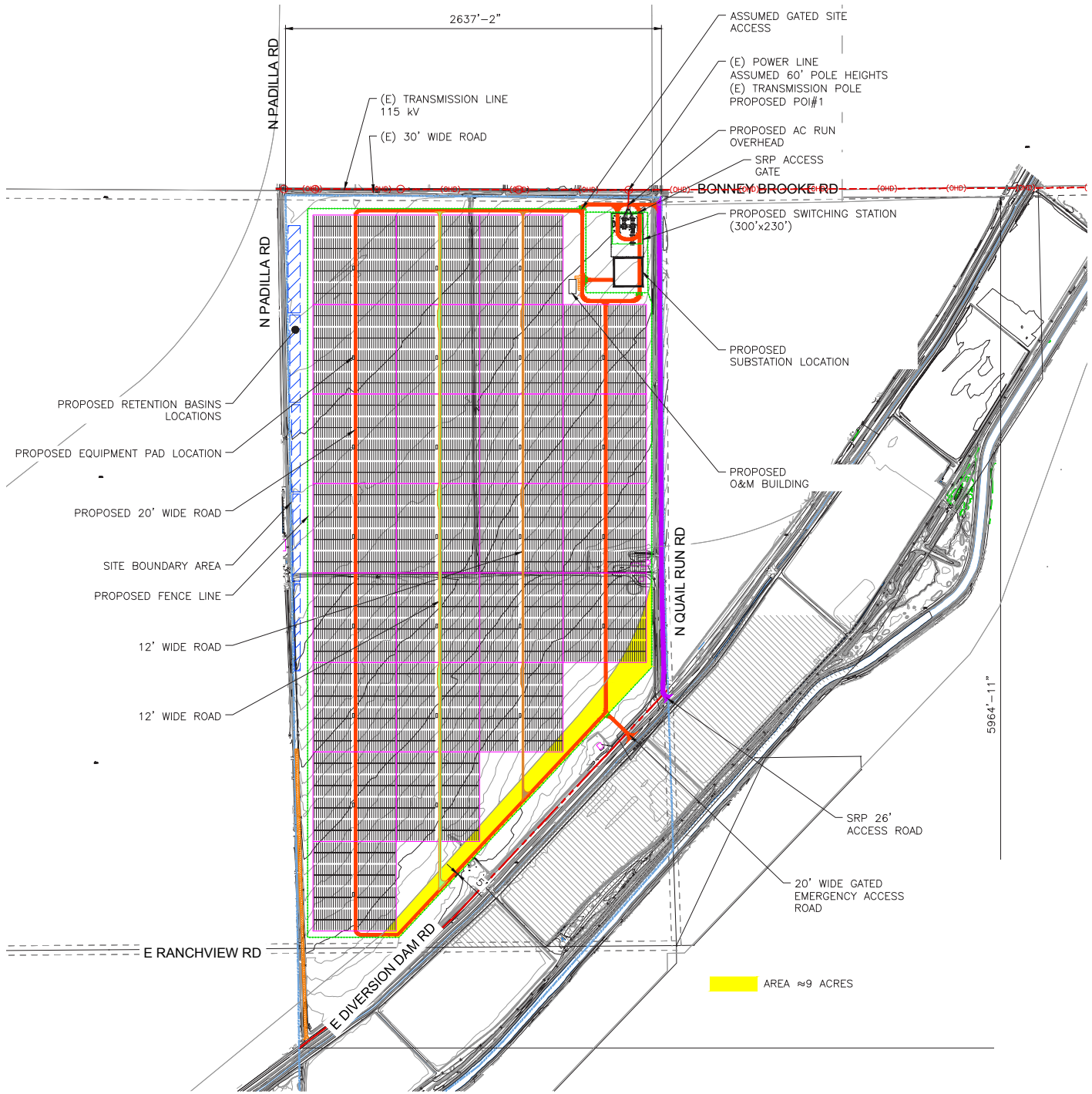
## APPENDIX C –

### ALTA SURVEY

*(provided with application as separate, oversized attachment)*

- A
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# APPENDIX D – CONCEPTUAL DEVELOPMENT PLAN



1 ARRAY LAYOUT  
SCALE: 1"=400'-0"  
0 250' 500' 1000'



## APPENDIX E –

### APPLICATION FOR GENERAL PLAN AMENDMENT

- A
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- D
- E**



# APPLICATION FOR GENERAL PLAN AMENDMENT

**PROJECT NAME:** Bonnybrooke Solar Project

**APPLICATION TYPE:**  Major  Minor  Text (Major)

1. Property Owner: Name: Mickey Clark (MLC Farms, LLC and Clark Family Trust)  
Address: 19240 Quail Run Drive  
Florence, AZ 85132  
Phone: 520-251-2575 Fax: 520-868-1640  
Email: MCLARK40@yahoo.com

2. Applicant/Developer: Name: Solar Star Arizona VII, LLC (Agent = Robbie Horwitz)  
Address: 1414 Harbour Way South  
Richmond, CA 94804  
Phone: 510-260-8410 Fax: 510-540-0552  
Email: Robbie.Horwitz@sunpower.com

3. Address or Location of Property: Corner of North Quail Run Drive and East Diversion Dam  
Road, Florence, AZ.


4. Legal Description of Property: If applicable, include Lot(s), Block(s), and Subdivision Name:  
Legal description is attached as Exhibit

Tax Parcel Numbers: 201-26-001C and 201-26-001D

Gross Acres: 286.0

5. Current Land Use Classification(s): Light Industrial/Open Space: The parcels are currently outside of the Town boundaries. An annexation application is being processed in parallel. The Town General Plan designates the majority of the parcels as Light Industrial, with a smaller portion of the land towards the southern boundary designated as Open Space.

6. Proposed Land Use Classification(s): Light Industrial/Open Space: The application does not propose that the designation be completely changed. Instead, it proposes that the line between the Light Industrial and Open Space designations be slightly altered.

  
**SIGNATURE OF PROPERTY OWNER OR REPRESENTATIVE**

4-12-15  
**DATE**

**FOR STAFF USE ONLY:**

CASE NO. _____	APPLICATION DATE AND TIME _____
PERMIT NO. _____	FEE \$ _____
PZ HEARING DATES _____	
TC HEARING DATE _____	REVIEWED BY: _____



## APPENDIX F –

### OWNER AUTHORIZATION FORM

- A
- B
- C
- D
- E

### OWNER'S PERMISSION FORM

This sheet must be completed if the applicant for an Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat, is **not** the owner of the property.

I/we, the Undersigned, do hereby grant permission to: Solar Star Arizona VII, LLC

to act on my/our behalf for the purpose of obtaining one or more of the following: Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat on the following described property: Assessor Parcel Numbers 201-26-001C; and 201-26-001D

Owner(s)

Mickey A Clark

Signature

Mickey A. Clark

Print or Type Name

Address

19240 Quail Run Drive

Florence, AZ 85132

Telephone

520-251-2575

STATE OF ARIZONA )

County of Pinal )

ss

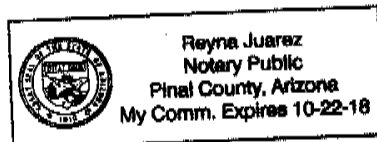
On this 17<sup>th</sup> day of April, 2015 before me, the undersigned Notary Public, personally appeared Mickey A Clark, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that Mickey A Clark executed the same.

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

My commission expires:

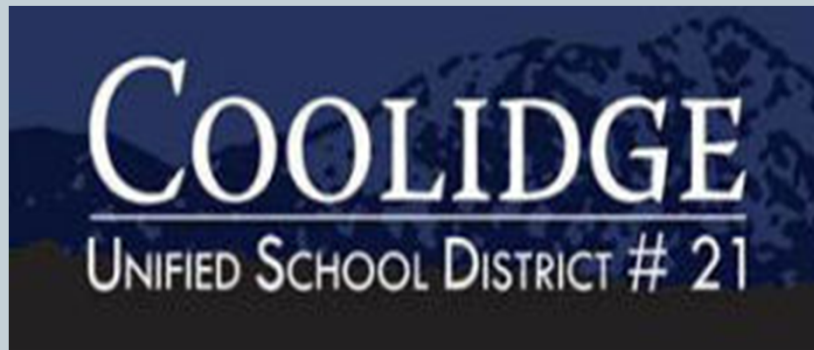
10/22/18

R [Signature]  
Notary Public



Rezoning Application

# Proposed Partial Consolidation and Plan Coolidge/Florence School Districts



# Consolidation



- **With Consolidation, FUSD**
  - Acquires 3 schools
  - Assumes approximately \$16 Million of outstanding Bonds
  - Incorporates approximately 40% of Coolidge Property located in San Tan Valley Area.
- **San Tan Foothills**
- **Mt. Vista**
- **San Tan Heights**

# If We Consolidate (cont.)



**San Tan Heights Elementary**



**San Tan Foothills High School**

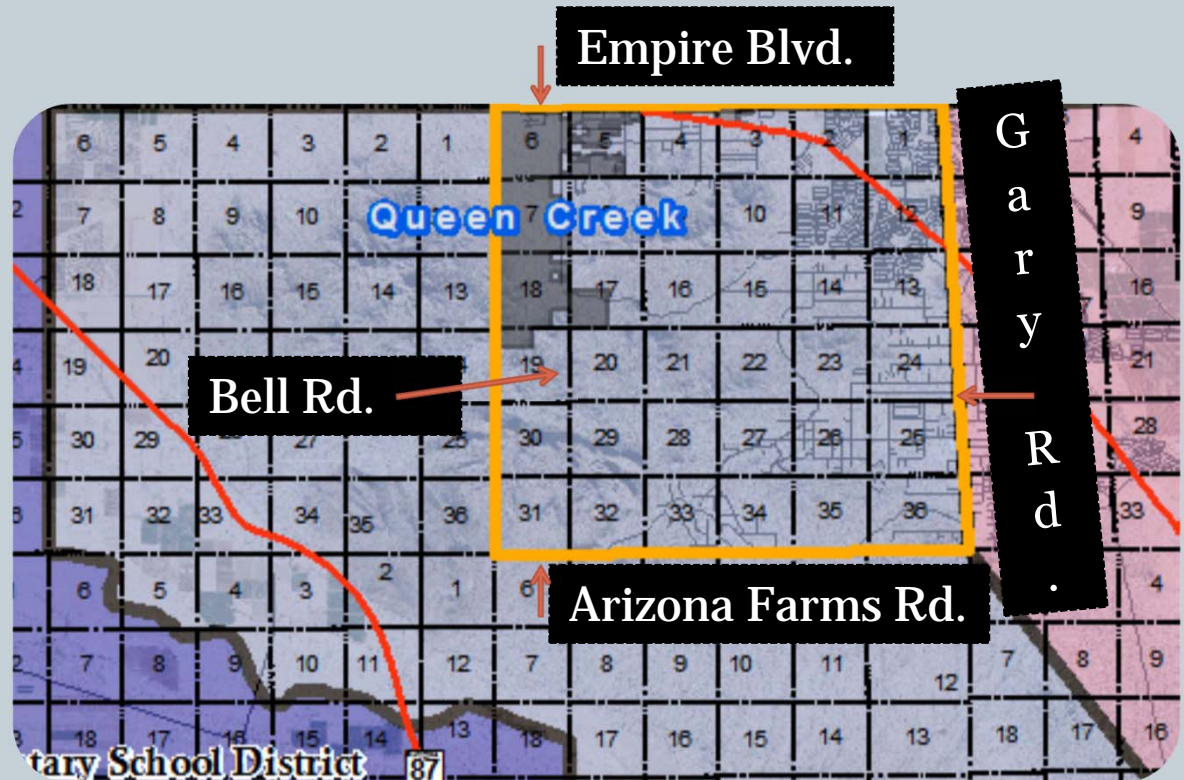


**Mountain Vista**



# Area FUSD Would Acquire

A: The map to the right depicts the area that would become part of the FUSD. The area outlined in yellow would break off from CUSD and combine with the adjacent FUSD.

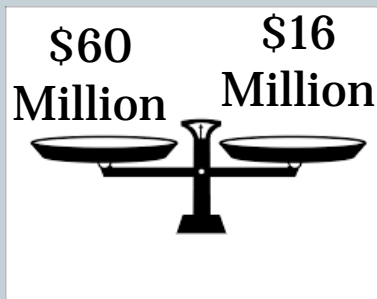


# Why would FUSD consider consolidation with Coolidge Unified?

- Poston Butte High School currently has 2010 students
- Skyline Ranch K-8 has over 825+ Students
- Walker Butte K-8 has over 900+ Students (One Campus)
- Florence Unified has been conceptually approved to build a new high school in San Tan Valley in 2017



- PBHS cost \$59.7 Million
- \$27.5 Million locally funded
- \$32.2 Million School Facilities Board funded





# CUSD – Transfer Area



<u>School</u>	<u>Capacity</u>	<u>End of Year</u>	<u>%</u>
• San Tan Foothills	1,524	469	31%
<del>• Mt. Vista</del>	<del>924</del>	<del>326</del>	<del>35%</del>
○ Closed			
• San Tan Heights	866	623	72%

# CUSD Transfer Area



- **Return to 5 day school week**
- **San Tan Heights Elementary**
  - Will Become K-8
- **Mountain Vista Middle School**
  - Remain closed (Leased to Government/Public Agencies)
- **San Tan Foothills High School 9<sup>th</sup> – 12<sup>th</sup> Grade**
  - Would become 3<sup>rd</sup> FUSD High School

# Taxes



## FUSD

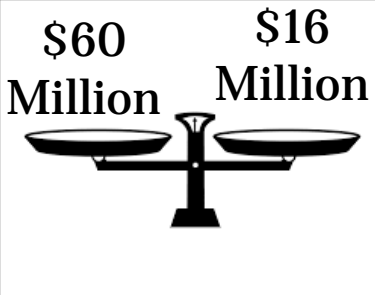
Florence Unified  
taxes increase  
¢13 cents per 100  
assessed valuation

## CUSD

Coolidge Proper  
taxes decrease  
¢19 cents per 100  
assessed valuation

## CUSD Transfer Area

Proper taxes  
decrease  
¢12 cents per 100  
assessed valuation



# Florence Unified School District



- **FUSD Vision – KIDS FIRST**
- **FUSD Mission – “The Florence Unified School District is committed to developing future leaders with the character and academic excellence necessary to meet the challenges of life.”**
- **FUSD Models – Poston Butte & Florence high**
- **FUSD Leadership**



# Florence Unified School District

## Florence High School

“Building Champions of  
Today and Tomorrow”



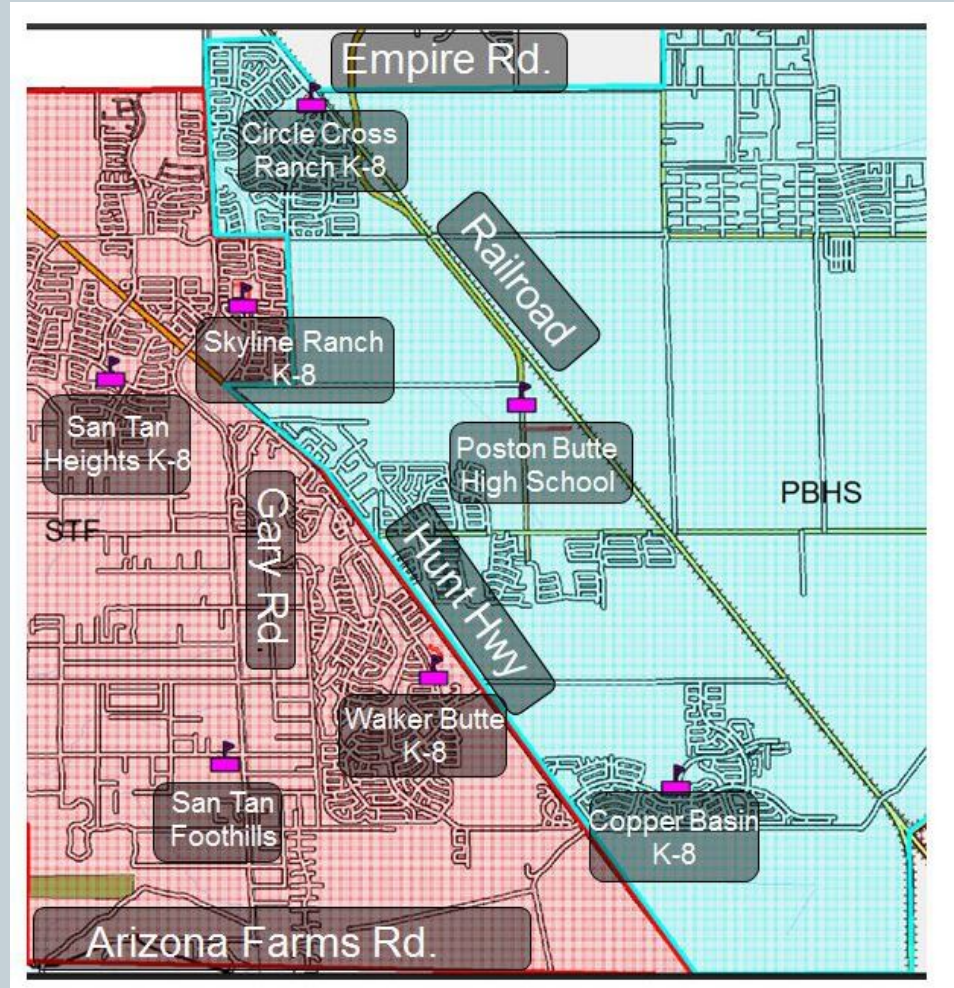
## Poston Butte High School

“Achievement For All”



# Purposed Plan

- FUSD Vision
- FUSD Mission
- FUSD Models
- FUSD Leadership



## Q: Who can approve a consolidation?



The Consolidation will only pass if all three areas vote independently in favor.


- Florence Unified School District Boundaries
- Coolidge Unified Boundaries
- Coolidge Transfer Area

\*All three areas must have a majority vote in favor of consolidation. All three areas will be counted individually. If one area votes “No”, the consolidation will not pass or take place.

# Election is November 3rd





	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u> 8d.</b>
<b>MEETING DATE:</b> September 21, 2015  <b>DEPARTMENT:</b> Community Development  <b>STAFF PRESENTER:</b> Mark Eckhoff, AICP Community Development Director  <b>SUBJECT:</b> Acceptance of a 2015 Award of Merit from Arizona Forward for the Silver King Marketplace and Padilla Park Project.		<input type="checkbox"/> Action <input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <ul style="list-style-type: none"> <li><input type="checkbox"/> Regulatory</li> <li><input type="checkbox"/> 1<sup>st</sup> Reading</li> <li><input type="checkbox"/> 2<sup>nd</sup> Reading</li> </ul> <input type="checkbox"/> Other

**RECOMMENDED MOTION/ACTION:**

Acceptance of a 2015 Award of Merit from Arizona Forward for the Silver King Marketplace and Padilla Park Project.

**BACKGROUND/DISCUSSION:**

Arizona Forward held their 35<sup>th</sup> Annual Environmental Excellence Award ceremony on the September 12, 2015. This was the first year this organization accepted entries from throughout Arizona and the interest was phenomenal. Over 125 submittals were made resulting in 48 winners, including an entry from EPG (one of the consulting firms that worked on Padilla Park) on behalf of the Town and the Florence Preservation Foundation.

Staff is proud to announce that our project submittal was honored with an Award of Merit in the Buildings and Structures/Historic Preservation category. The Town put many years of effort and funding into the subject project following similar commitments from the Florence Preservation Foundation. The magnificently restored historic building and beautiful park are amazing assets to the Town that have helped to bring more visitors and activities to the downtown area. Ms. Bonnie Bariola (on behalf of the Florence Preservation Foundation) and I, Mark Eckhoff, Padilla Park Project Manager, accepted the award on the behalf of the many elected officials, volunteers, citizens, staff members, representatives from the State Office of Historic Preservation, contractors and consultants that made this project successful. The Town is excited to have this project and award showcased to the over 600 in attendance at the award's ceremony and in various media outlets.

**FINANCIAL IMPACT:**

Not applicable

**STAFF RECOMMENDATION:**

Staff recommends that the Mayor and Town Council accept the 2015 Award of Merit from Arizona Forward for the Silver King Marketplace and Padilla Park project on behalf of the Town and all those that have contributed their efforts towards this successful, award winning project.

**ATTACHMENTS:**

Project Entry Narrative and Pictures  
Notice of Award  
Arizona Forward Promotional Material

## **Buildings and Structures: Category 3 Historic Preservation Silver King Marketplace / Padilla Park**

Beginning in 1997, the Town of Florence (Town) and the Florence Preservation Foundation (FPF) partnered to restore what remained of the historic Silver King Hotel in downtown Florence. The current two-story brick structure was built in 1895, after a wing of the original hotel burned in the mid-1880s. The original wings of rooms, built in 1875-1876, were destroyed in a fire in 1996 as well. In 2013, the Town acquired the adjoining vacant block from the family of Ophelia Padilla, a life-long Florence resident and advocate of historic preservation, as an outdoor civic space to accompany the restored and renamed Silver King Marketplace. The restoration is designated an Arizona Centennial Legacy Project by the Arizona Historical Advisory Commission.

### **Preservation or enhancement of environmental quality**

In 1997, the FPF oversaw the first phase stabilization of the two remaining buildings on the block that included a small adobe carriage house and the two-story American Victorian-style brick hotel on Main Street. In 2006, after the Town acquired the subject property from the FPF, the Town oversaw the second phase for interior restoration, creating restaurant and retail spaces on the first floor and office spaces on the second floor. In 2014, the third and final project phase saw the creation of Padilla Park, a one-acre downtown civic space with an outdoor dining area, a festival area, and a bermed performance venue.

### **Integration and compatibility with the natural environment**

Padilla Park incorporates a native plant palette of Palo Verde, Mesquite and Desert Willow trees and native shrubs and cacti around its perimeter, along with desert adapted trees such as Pistache in the more formal festival area. Grassed areas are provided for the civic spaces for natural cooling and the public's enjoyment.

### **Integration and compatibility with the man-made environment**

Multiple site plan configurations were studied for proper sitting of programmed elements to fit within the historical features that included preserving and representing the historic foundations of the old hotel within the site development of the park, e.g., the outline of the splash pad reflects the historic outline of the burned hotel wing. The preserved adobe carriage house's doors open onto the festival area, awaiting a future tenant.

### **Conservation of natural resources and/or creation/preservation of habitat**

During construction, artifacts were discovered, including long-forgotten paths, created from upturned whiskey bottles, connecting long-lost structures at the site. Construction was halted to allow for cultural investigations. The park's site plan was slightly modified to allow for this discovery to remain in place and unearthed.

### **Contribution to environmental awareness, education, cultural, and aesthetic appreciation**

Public awareness was increased by providing new informational panels around the park that depict historical facts about the hotel, a historical plan of the two blocks, a discussion on the archaeology performed on the site, and photographs of what was found during the investigation.

# **Buildings and Structures: Category 3 Historic Preservation Silver King Marketplace / Padilla Park**

## **Project Partners**

Town of Florence

Florence Preservation Foundation

## **Design Team**

Ryden Architects, Architecture

EPG, Landscape Architecture

Ritoch-Powell & Associates, Civil Engineering

Wright Engineering, Electrical Engineering

Logan Simpson Design, Cultural Resources

Swaback Partners, Conceptual Design

The WLB Group, Land Survey

## **Contractors**

W.E. O'Neil Construction, General Contractor for Silver King Marketplace

Haydon Building Corp., General Contractor for Padilla Park

## **Buildings and Structures: Category 3 Historic Preservation Silver King Marketplace / Padilla Park**

### **Image 01**

Dating back to the mid-1870s, the Florence Hotel has had a storied path. The renamed Silver King Hotel underwent a restoration from 1997 to 2012. Located within the Florence Townsite Historic District that includes the McFarland State Historic Park and the restored Pinal County Courthouse, the American Victorian-style two-story structure has been restored to resemble this 1910 view.

### **Image 02**

An adobe carriage house on the property was also restored.

### **Image 03**

Phase one in the restoration process was led by the Florence Preservation Foundation, with assistance from the Arizona State Historic Preservation Office and Arizona State Museum, involving preservation of the structure and reconstruction of the wrap-around two-story veranda.

### **Image 04**

The Town oversaw the second phase for interior restoration, creating restaurant and retail spaces on the first floor...

### **Image 05**

...and office spaces on the second floor. Several spaces are now leased.

### **Image 06**

Designated an Arizona Centennial Legacy Project by the Arizona Historical Advisory Commission, the Silver King Marketplace was made possible by generous grants from the Florence Preservation Foundation, Arizona State Parks Heritage Fund, Arizona Department of Transportation Intermodal Surface Transportation Efficiency Act (ISTEA) Fund, and the Ed Bass/Biosphere 2 Foundation.

### **Image 07**

During construction of Padilla Park, an interesting archaeological oddity was discovered. Workers partially unearthed whiskey bottles turned on end. Construction was halted to allow for cultural investigations. The park's site plan was slightly modified to allow for this discovery to remain in place and unearthed.

### **Image 08**

Where there once were hotel wings, the foundations that remained after the 1996 fire have been preserved within a large planter area (right), and the splash pad's outline replicates the foundation footprint of a former wing as well (foreground).

## Buildings and Structures: Category 3 Historic Preservation Silver King Marketplace / Padilla Park

### Image 09

Though only one-acre in size, Padilla Park is now used throughout the year for concerts movies, special events, Chamber of Commerce meetings, and many more. The park features an outdoor dining area, a festival area and...

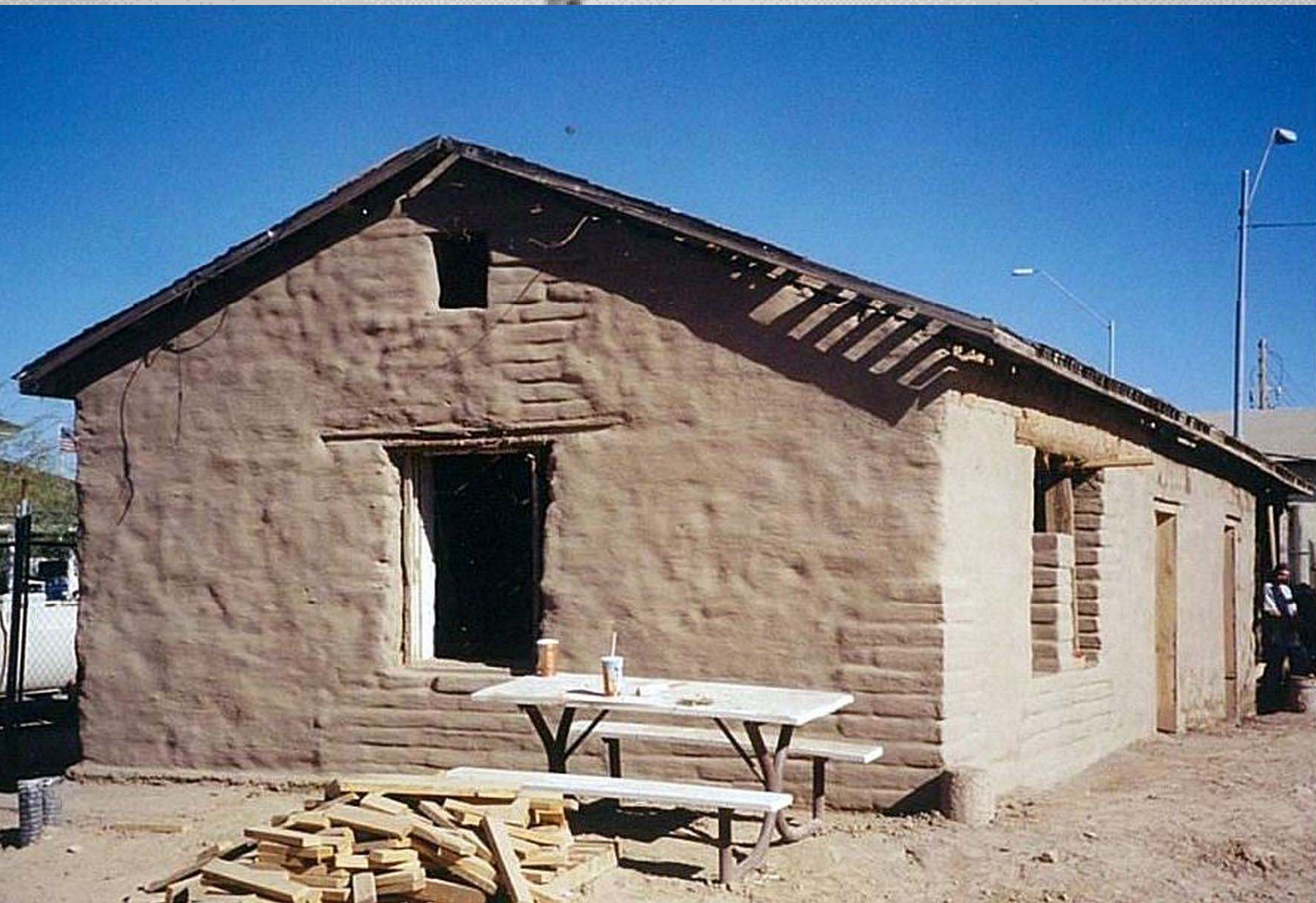
### Image 10

...a performance venue with a bermed great lawn for frequent evening performances.



**Dating back to the mid-1870s, the Florence Hotel has had a storied path. The renamed Silver King Hotel underwent a restoration from 1997 to 2012. Located within the Florence Townsite Historic District that includes the McFarland State Historic Park and the restored Pinal County Courthouse, the American Victorian-style two-story structure has been restored to resemble this 1910 view.**

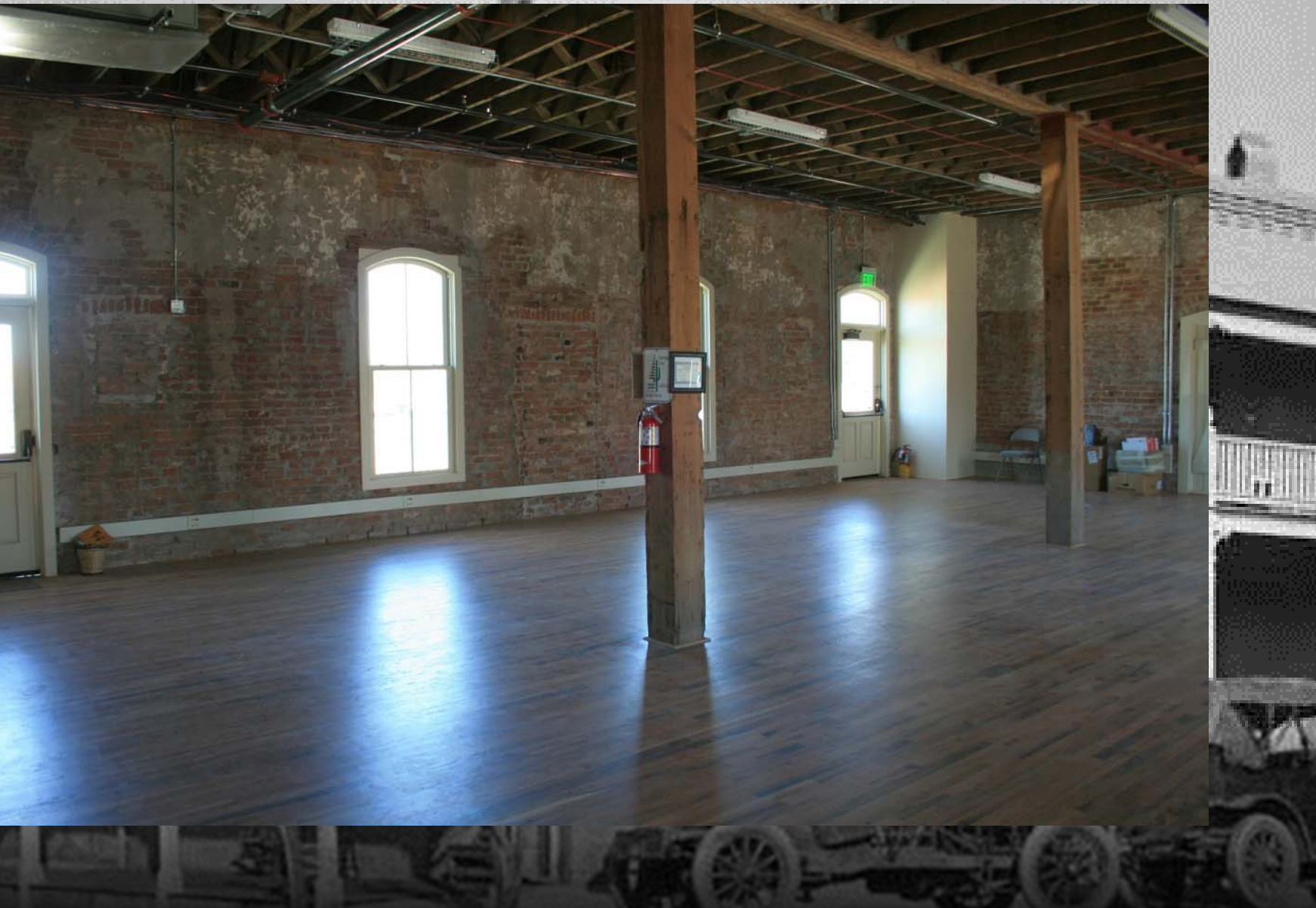
**Silver King Marketplace / Padilla Park**







Phase one in the restoration process was led by the Florence Preservation Foundation, with assistance from the Arizona State Historic Preservation Office and Arizona State Museum, involving preservation of



The Town oversaw the second phase for interior restoration, creating restaurant and retail spaces on the





Designated an Arizona Centennial Legacy Project by the Arizona Historical Advisory Commission, the Silver King Marketplace was made possible by generous grants from the Florence Preservation Foundation, Arizona State Parks Heritage Fund, Arizona Department of Transportation Intermodal Surface Transportation Efficiency Act (ISTEA) Fund, and the Ed Bass/Biosphere 2 Foundation.



During construction of Padilla Park, an interesting archaeological oddity was discovered. Workers partially unearthed whiskey bottles turned on end. Construction was halted to allow for cultural investigations. The



here there once were hotel wings, the foundations that remained after the 1996 fire have been preserved within a large planter area (right), and the splash pad's outline replicates the foundation footprint of a



Although only one-acre in size, Padilla Park is now used throughout the year for concerts, movies, special events, Chamber of Commerce meetings, and many more. The park features an outdoor dining area, a





JUL 23 2015

July 21, 2015



**ARIZONA  
FORWARD**

Michael Park  
EPG  
4141 N 32nd Street, Suite 102  
Phoenix, AZ 85018

Dear Michael:

**CONGRATULATIONS!**

Your entry –**Silver King Marketplace / Padilla Park**– has been selected as a finalist in the Buildings and Structures (Historic Preservation) category of Arizona Forward's 35<sup>th</sup> Annual Environmental Excellence Awards program, open to entries statewide for the very first time!

Finalists will receive an Award of Merit OR a first-place Crescordia at our awards gala, held in partnership with SRP. Finalists will also be spotlighted in a special section featured in the *Phoenix Business Journal on Friday, August 21*. The coveted Crescordia award is given as the highest honor in each category. Please mark your calendar to attend this signature program beginning with a pre-event reception at **5:30 p.m., Saturday, September 12**, at the **Chateau Luxe**. You will receive a formal invitation shortly; tables of 10 and individual seating must be reserved in advance.

We encourage you to invite all of those involved with your project to share in this honor. If you haven't already done so, please send a list of individuals you would like us to invite to the event; be sure to provide complete addresses. You may want to include the project owner and/or appropriate elected officials. **Should you have dignitaries seated at your table, please notify our office so we can properly introduce them at the start of the program.**

Following a gourmet dinner and the awards presentation, Arizona Forward will hold a post-event celebration. You and your guests can enjoy this opportunity to personally congratulate winners and network with sustainability leaders.

Attached is a list of requirements for preparing a display board about your project. **Please note the size of your display board must be exactly 24" x 36" in order to fit into our exhibit module.** All finalist boards will be displayed at the event. Boards for Crescordia winners will be included in a nine-month Environmental Excellence Awards Traveling Exhibit to high-profile public locations around the state.

**Executive Committee**

*Chair*

Dan Litteral

*Chair-Elect*

William Allison

*President and CEO*

Diane Brossart

*Treasurer*

David Skinner

*Past Chair*

Janice A. Cervelli

*Vice Chairs*

William Auberle

William Cobb

Doug Von Gausig

Jan Lorant

*Chair, Central*

Chris Coyle

*Chair, Northern*

Tim Kinney

*Chair, Southern*

Klindt Breckenridge

*Visionary Member*

Lori Singleton

**Board of Directors**

Tony Banegas

Dan Cleland

Larry Eisel

Leslie Ethen

Jeanne Forbis

Maggie Gallogly

Patrick Graham

Liz Grobsmith

Mark Hartman

Stephanie Healy

Vanessa Hickman

Jay Hicks

Michelle Olson

Kathleen Roediger

Christopher Schmaltz

Crystal Thompson

Kurt Wadlington

OUR ENVIRONMENTAL LEGACY. YOUR SUSTAINABLE FUTURE.

3800 N Central Avenue  
Suite 1010  
Phoenix, AZ 85012

CENTRAL 602.240.7408  
NORTHERN 528.286.8658  
SOUTHERN 520.284.1084

ArizonaForward.org  
Info@ArizonaForward.org



**ARIZONA  
FORWARD**

**2015 ENVIRONMENTAL EXCELLENCE AWARDS PROGRAM**  
**FINALIST DISPLAY BOARD REQUIREMENTS**

**DISPLAY BOARD – DUE AUGUST 17, 2015**

1. Please provide one standard **24" (height) x 36" (width) x ¼" thick** foam-core board exhibiting photos, plans, descriptive text and other information about your entry. Be sure to identify your display board with: entry name or title, category of entry, and listing of the firm(s) and/or individual(s) submitting. You may want to include a telephone number as well, so the public can contact you. **PLEASE NOTE THAT THESE SPECIFICATIONS MUST BE EXACT SO THAT DISPLAY BOARDS WILL FIT INTO OUR EXHIBIT MODULE.**
2. The board is to be oriented **horizontally** (36" dimension running side to side). The boards will be set into a modular display system, one above the other, so the correct orientation is critical. **Be sure to leave a 2" border around the entire display board.**
3. **No glass overlays please!** We **highly recommend that you protect your board with lamination or shrink-wrap** to preserve it throughout the year. However, do not use glass for this purpose. Please remember these boards will travel for a year; the sturdier they are, the better preserved they will stay.
4. Please deliver the completed display board to the Arizona Forward office, 3800 N. Central Avenue, Suite 1010, on or before (no later than) **Monday, August 17.**

Should you have any questions, please contact Heidi Curiel, Director of Marketing and Public Relations at Arizona Forward, at (602) 240-2408. Thank you in advance for your cooperation in meeting the above deadlines. And congratulations again on being selected as a finalist in the Environmental Excellence Awards!



THE COUNTDOWN BEGINS:

# 35<sup>TH</sup> ANNUAL ENVIRONMENTAL EXCELLENCE AWARDS ENTERS NEW ERA

By Diane Brossart, President & CEO, Arizona Forward

**50** *Shades of Green* doesn't begin to capture the diversity of sustainable design in the Valley and State – we got more than double that many entries in Arizona Forward's Environmental Excellence Awards alone! The milestone 35th anniversary of this historic signature event, held in partnership with SRP for the 14th consecutive year, will unveil several firsts. We accepted entries from throughout Arizona for the first time ever and the response was overwhelming. More than 125 submittals flooded our office, representing 30 communities within the Grand Canyon State, 18 of which were outside of Maricopa County. Can you say **countless Shades of Green?**

We were urged by our brethren in Northern and Southern Arizona to expand our awards program geographically and open all categories statewide on transitioning Valley Forward to Arizona Forward in 2013. It's a natural evolution for this longstanding event, which has grown significantly to become the largest and most prominent of its kind in Arizona.

Projects will be recognized in a range of streamlined categories, including two brand new ones – the **Governor's Award for Arizona's**

**Future and Healthy Communities.** Other categories include: Buildings & Structures, Energy & Technology Innovation, Site Development, Art in Public Places, Environmental Education/Communication and the SRP Award for Environmental Stewardship.

This year's gala will be held on Sept. 12 at an exclusive new venue, Chateau Luxe. The program is open to the public but reservations are required.

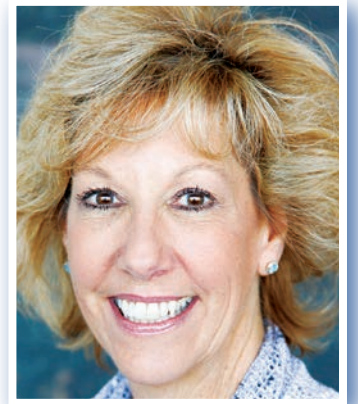
Arizonans should take comfort and pride in knowing that sustainability has become an integral component in the operations of public, private, educational and non-profit interests throughout our state. Countless examples of environmental excellence crossed my desk, not just from our largest communities of Phoenix, Tucson and Flagstaff but also from more rural areas such as Florence, Nogales, Maricopa, Prescott, Thatcher, Somerton and Coolidge. If only we could have awarded them all.

First place Crescordia winners, awards of merit and even those submittals that did not make the finalist list, pay tribute to virtually all facets of how we live, work and play, ranging from green buildings

and magnificent desert vistas to livable communities, innovative public art, sustainable technologies and environmental education.

Join us in celebrating projects that set the standard for achieving a balance between the built and natural environment in our state's physical, technical, social and aesthetic development.

Congratulations to everyone who submitted in this year's awards program. Your vision and foresight today helps ensure a better tomorrow and more sustainable future for generations to come.



Diane Brossart  
Arizona Forward

## ARIZONA FORWARD NAMES STATEWIDE FINALISTS IN 35<sup>TH</sup> ANNUAL ENVIRONMENTAL EXCELLENCE AWARDS

The entries submitted in Arizona Forward's Environmental Excellence Awards competition this year convey a statewide passion for sustainability and a collaborative, unified spirit throughout the Grand Canyon State.

A total of 17 Crescordia winners and 31 Awards of Merit will be presented for setting standards in achieving a balance between the built and natural environment, impacting the state's physical, technical, social and aesthetic development.

"The caliber and diversity of contributions to our state's environmental quality is both impressive and inspiring," said Diane Brossart, President & CEO of Arizona Forward. "In our third year as a statewide organization, we're proud to showcase what's right about Arizona – there's a lot to feel good about."

Finalist projects encompass seven broad categories, including: buildings and structures, healthy communities, site development, art in public places, environmental education/communication, energy and technology innovation and environmental stewardship.

Submittals embodied a wide spectrum of public, private, educational and non-profit interests. Projects were nominated in the following cities and towns: Avondale, Casa Grande, Chandler, Clarkdale, Coolidge, Cottonwood, Douglas, El Mirage, Flagstaff, Florence, Glendale, Goodyear, Grand Canyon, Maricopa, Mesa, Nogales, Oro Valley, Peoria, Phoenix, Prescott, Prescott



Valley, Scottsdale, Sedona, Somerton, Tempe, Thatcher, Tolleson and Tucson.

One entry per category may be presented with the first-place Crescordia, a Greek term meaning, "To Grow in Harmony." In addition, up to two Awards of Merit may be presented per category. Arizona Forward will also bestow its most prestigious honor – the President's Award – on an individual, business, organization, program or event for special achievement in environmental excellence.

**Steve Seleznow**, President & CEO of the Arizona Community Foundation, served as lead judge for the competition. Since taking the helm of ACF five years ago, he has transformed the organization into a statewide philanthropic leader that is now the largest endowed foundation in Arizona. Most recently, Seleznow helped launch

the "New Arizona Prize," a \$100,000 award aimed at bringing innovative people from diverse professional backgrounds together to identify and implement solutions to the state's water challenges.

Other jurists from throughout Arizona include: **Bill Auberle**,

senior consulting engineering at Pinyon Environmental Inc.; **Klindt Breckenridge**, president of Breckenridge Group Architects/Planners; **Bob Breunig**, president emeritus of the Museum of Northern Arizona; **Joe Loverich**, senior project manager at The WLB Group; **Christopher McIsaac**, policy advisor for energy and environment at the Office of the Arizona Governor; **Suzanne Pfister**, CEO of St. Luke's Health Initiatives; **Stephanie Rowe**, AIA, LEED AP, principal at Reece Angell Rowe Architects, PLLC; **Lori Singleton**, director of emerging customer programs – solar, sustainability and telecom at SRP; **Richard Underwood**, owner & president of AAA Landscape; and **Cree Zischke**, director of philanthropy at the Arizona-Sonora Desert Museum.

Upwards of 600 community leaders

throughout Arizona will attend the awards program, including federal, state and local dignitaries. Since its inception in 1969 as Valley Forward and its statewide expansion in 2013, Arizona Forward has brought business and civic leaders together to improve the environmental sustainability and economic vitality of the Grand Canyon State.

### IF YOU GO

Arizona Forward's  
35<sup>th</sup> Annual Environmental  
Excellence Awards  
Saturday, Sept. 12 @ 5:30 p.m.

Chateau Luxe  
1175 E. Lone Cactus Drive  
Phoenix, AZ 85024

Reservations:  
info@ArizonaForward.org  
(602) 240-2408  
www.ArizonaForward.org

A complete list of finalists and their respective categories in Arizona Forward's Environmental Excellence Awards program follows.



# 2015 EEA FINALISTS - CELEBRATING 35 YEARS

## GOVERNOR'S AWARD FOR ARIZONA'S FUTURE

Name of Entry: **Central Arizona Conservation Alliance**  
Submitted by: *Desert Botanical Garden*

Name of Entry: **NAU Solar Thermal Air Heating**  
Submitted by: *Northern Arizona University*



NAU SOLAR THERMAL AIR HEATING

*This year Northern Arizona University installed the first known multi-panel solar thermal hot air system in the country, further demonstrating a long-standing commitment to decreasing its fossil fuels consumption.*

Name of Entry: **Team Arizona Colorado River Shortage and Drought Preparedness**  
Submitted by: *City of Phoenix/Central Arizona Water Conservation District/Arizona Department of Water Resources Partnership*

## BUILDINGS AND STRUCTURES:

### Civic

Name of Entry: **City of Maricopa City Hall**  
Submitted by: *Gensler*

Name of Entry: **El Mirage Fire Station + Administration**  
Submitted by: *LEA Architects, LLC*

Name of Entry: **Mariposa Land Port of Entry**  
Submitted by: *Jones Studio*

## BUILDINGS AND STRUCTURES:

### Historic Preservation

Name of Entry: **Silver King Marketplace/Padilla Park**  
Submitted by: *EPG*

Name of Entry: **The Newton**  
Submitted by: *John Douglas Architects*

Name of Entry: **The University of Arizona Old Main Restoration**  
Submitted by: *Sundt Construction, Inc.*

## BUILDINGS AND STRUCTURES:

### Commercial & Institutional

Name of Entry: **Arizona State University Downtown – Sun Devil Fitness Complex**  
Submitted by: *Gabor Lorant Architects, Inc.*

Name of Entry: **Museum of Northern Arizona Easton Collection Center**  
Submitted by: *Kinney Construction Services, Inc.*

Name of Entry: **The VILLAGE at Prescott College**  
Submitted by: *WEDDLE GILMORE black rock studio*



*Natural materials were used throughout the sustainable El Mirage Fire Station including local clay fired brick and concrete masonry which is both harvested and manufactured local to the area.*

EL MIRAGE FIRE STATION:



## Wide-ranging credit options for neighborhood businesses



### Getting the financing you need can help you take the next step

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\*2002 - 2013 Community Reinvestment Act government data  
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# 2015 EEA FINALISTS - CELEBRATING 35 YEARS



ASU SUN DEVIL FITNESS COMPLEX

The Arizona State University Sun Devil Fitness Complex is a distinctively sculptural building that serves as ASU's signature facility on the western edge of its campus in downtown Phoenix. The design and construction of this building is a model of environmental compatibility that achieved USGBC LEED™ Gold Certification.

### BUILDINGS AND STRUCTURES:

#### Industrial & Public Works

Name of Entry: **Clarkdale's Broadway Water Reclamation Facility**

Submitted by: Water Infrastructure Finance Authority of Arizona

Name of Entry: **Cornell | Cookson Industrial Door Manufacturing and Offices**

Submitted by: Jones Studio

Name of Entry: **Regional Optimization Master Plan**

Submitted by: Pima County Regional Wastewater Reclamation Department

### HEALTHY COMMUNITIES:

#### Sustainable Communities

Name of Entry: **Downtown Tolleson Redevelopment Project: Paseo de Luces**

Submitted by: J2 Engineering and Environmental Design

Name of Entry: **Mountain Park Health Center**

Submitted by: SmithGroupJJR

Name of Entry: **Stepping Stone Place**

Submitted by: Chasse Building Team

### HEALTHY COMMUNITIES:

#### Multimodal Transportation & Connectivity

Name of Entry: **GRID Bike Share**

Submitted by: City of Phoenix

Name of Entry: **Hardy and University Drive Streetscape Projects**

Submitted by: City of Tempe

Name of Entry: **Sun Link Tucson Streetcar**

Submitted by: Engineering and Environmental Consultants

### HEALTHY COMMUNITIES:

#### Public Policy/Plans

Name of Entry: **Low Impact Development Toolkit**

Submitted by: City of Mesa

Name of Entry: **Northern Arizona Forest Fund**

Submitted by: National Forest Foundation

Name of Entry: **ReinventPHX**

Submitted by: City of Phoenix Planning and Development Department

### HEALTHY COMMUNITIES:

#### Sustainable Workplaces

Name of Entry: **Honeywell Arizona Aerospace - Being the Difference!**

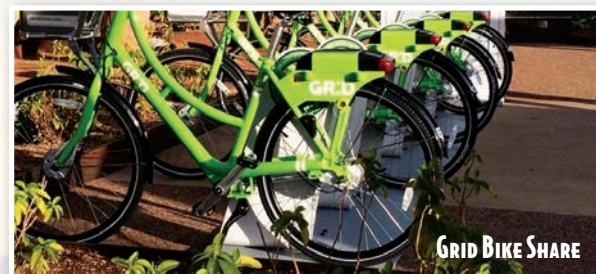
Submitted by: Honeywell

Name of Entry: **Risk Recycling**

Submitted by: Maricopa County, Risk Management Department

Name of Entry: **Workplace Wellness Nurtures Work Well Done**

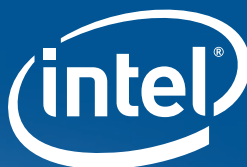
Submitted by: U-Haul International



GRID BIKE SHARE

Downtown GRID Bike Share station near Light Rail, Downtown Sports Complex and the Phoenix Convention Center. There are 300 lime-green rental bicycles throughout the downtown, mid-town and uptown areas to provide alternative transportation.

continued on page 46



# INTEL INSIDE AMAZING AZ INNOVATIONS OUTSIDE

Intel Corporation congratulates the finalists for Arizona Forward's 35<sup>th</sup> Anniversary Environmental Excellence Awards. Like the finalists, Intel is committed to being a leader in environmental responsibility. We strive to continuously improve energy efficiency and conserve resources throughout our operations. We also focus on improving the energy-efficient performance of our products and collaborate with others to develop innovative ways that technology can address long-term sustainability challenges.

For more information about Intel's environmental programs check out our 2014 Corporate Responsibility Report [www.intel.com/responsibility](http://www.intel.com/responsibility).

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**S**alt River Project salutes the award winners in Arizona Forward's annual Environmental Excellence Awards program. Congratulations to the outstanding organizations and projects that have demonstrated their commitment to sustainability and improving the quality of life in the communities in which we all live. At SRP, we are committed to being stewards of the environment by providing our customers with a diverse mix of renewable energy from resources such as hydro, solar and wind. Additionally, we have developed customer programs to encourage and promote energy efficiency. Through these efforts, SRP is well on its way of meeting the goal of providing 20 percent of retail electricity requirements through sustainable resources by the year 2020. SRP was created on the principles of environmental and resource stewardship, and we will continue to support both within our business and in the community.



**Lori Singleton**

Director, Emerging Customer Programs



Delivering more than power.™



# 2015 EEA FINALISTS - CELEBRATING 35 YEARS

from page 45

**ENERGY AND TECHNOLOGY INNOVATION:**

**Industrial & Public Works**

Name of Entry: **InfinitiPipe®**  
Submitted by: *QuakeWrap, Inc.*

Name of Entry: **IO Modular Deployment**  
Submitted by: *IO*

Name of Entry: **Solar Thermal Hot Air Technology**  
Submitted by: *Northern Arizona University*

**SITE DEVELOPMENT:**

**Public Sector**

Name of Entry: **Arizona State University, College Avenue**  
Submitted by: *SmithGroupJJR*

**ART IN PUBLIC PLACES**

Name of Entry: **Phoenix Sky Harbor Terminal Three Sky Train Station Platform and Bridge**  
Submitted by: *City of Phoenix Office of Arts and Culture*

Name of Entry: **Pinnacle Peak Water Reservoir Public Art Project**  
Submitted by: *City of Phoenix Office of Arts and Culture*

Name of Entry: **Shade for Transit Series**  
Submitted by: *City of Phoenix Office of Arts and Culture*

**ENVIRONMENTAL EDUCATION/COMMUNICATION:**

**Public and Private Sectors**

Name of Entry: **7th Avenue @ Melrose Curve Recycling Awareness**  
Submitted by: *City of Phoenix Office of Arts and Culture*



SHADE FOR TRANSIT SERIES!

Arizona artist *Mary Lucking* merged community needs and history to create a series of elegant public art shade structures for three City of Phoenix Public Transit Park and Rides. She designed vertical shade panels with seating to address the need to protect riders from the low-angle sun early in the morning and late in the day.

Name of Entry: **City of Peoria Sustainable U**  
Submitted by: *City of Peoria*

**ENVIRONMENTAL EDUCATION/COMMUNICATION:**

**Educators, Students, and Nonprofit Organizations**

Name of Entry: **Bachelor of Architecture Sustainability Pedagogy**  
Submitted by: *University of Arizona School of Architecture*



GATEWAY COMMUNITY COLLEGE INTEGRATED EDUCATION BUILDING.

Landscape planters echo building forms and native plants compliment the architectural use of copper and steel. The east facing learning terraces maximize usable outdoor space by integrating shade overhangs, native landscaping and movable furniture.

Name of Entry: **GateWay Community College, Integrated Education Building**  
Submitted by: *SmithGroupJJR*

Name of Entry: **Phoenix Tennis Center**  
Submitted by: *Hoskin Ryan Consultants, Inc.*

**SITE DEVELOPMENT:**

**Private Sector**

Name of Entry: **Airport I-10**  
Submitted by: *Wespac Construction Inc.*

Name of Entry: **Valley Partnership Community Project**  
Submitted by: *Arizona Foundation for the Handicapped*

**SITE DEVELOPMENT:**

**Parks & Trails**

Name of Entry: **Echo Canyon Recreation Area Trailhead Improvements**  
Submitted by: *EPG*

Name of Entry: **Riverview Park**  
Submitted by: *City of Mesa*

Name of Entry: **The Arizona Trail Association's Gift to Arizona**  
Submitted by: *Arizona Trail Association*

Name of Entry: **Avondale - I Heart Environment**  
Submitted by: *City of Avondale*



THE ARIZONA TRAIL ASSOCIATIONS GIFT TO ARIZONA

The Arizona Trail is a pathway built and maintained by thousands of volunteers, partnering with land management agencies across 800 miles of Arizona. More than 100 volunteer Trail Stewards provide the leadership to help protect its environmental sustainability for the public's use.



PHOENIX SKY HARBOR TERMINAL 3 SKY TRAIN STATION PLATFORM AND BRIDGE

The Sky Train Station Platform at Terminal Three incorporates elements of design taken from contemporary Native pottery and jewelry. The palette refers to the color of the earth with elements of pottery shards throughout.

Name of Entry: **Mrs. Green's World**  
Submitted by: *Mrs. Green's World*

Name of Entry: **Water RAPIDS (Research and Planning Innovations in Dryland Systems) Program**  
Submitted by: *Water Resources Research Center, University of Arizona*

**SRP AWARD FOR ENVIRONMENTAL STEWARDSHIP**

Name of Entry: **Arizona State University Facilities Management Grounds/Recycling**  
Submitted by: *Arizona State University*






# Delivering **ACCOLADES.**

SRP congratulates all 2015 Arizona Forward Environmental Excellence Award recipients.



Delivering more than power.™

	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u></b> <b>9a.</b>
<b>MEETING DATE:</b> September 21, 2015  <b>DEPARTMENT:</b> Fire and Police  <b>STAFF PRESENTER:</b> David Strayer, Interim Fire Chief Dan Hughes, Police Chief  <b>SUBJECT:</b> Corrections Corporation of America/Central Arizona Detention Center and Florence Correctional Center Memorandum of Understanding		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Regulatory</b> <input type="checkbox"/> <b>1<sup>st</sup> Reading</b> <input type="checkbox"/> <b>2<sup>nd</sup> Reading</b> <input type="checkbox"/> <b>Other</b>

**RECOMMENDED MOTION/ACTION:**

The Florence Fire and Police Departments are recommending the Town enter into a Memorandum of Understanding (MOU) with Corrections Corporation of America/Central Arizona Detention Center and Florence Correctional Center (CCA/CADC/FCC) to provide guidance to both CCA/CADC/FCC and the Florence Fire and Police Departments in the event of an incident that requires an emergency response.

**BACKGROUND/DISCUSSION:**

The Florence Police and Fire Departments currently provide first responder emergency services to CCA/CADC/FCC. These services include, but are not limited to, fires, emergency medical services, investigations of criminal conduct, tactical support and escapes. This agreement clarifies the roles of each agency during the emergency response.

**FINANCIAL IMPACT:**

There is no fiscal impact to the Town for entering into the MOU.

**STAFF RECOMMENDATION:**

This agreement identifies the agencies that will be contacted in an emergency and areas of responsibility. The MOU identifies utilizing the Incident Command System and includes CCA/CADC/FCC on "Unified Command". This common practice of unified command helps to promote the safety and survival of all members working within the hazardous areas of the emergency scene. The Town of Florence Fire and Police Departments recommend that Council enters in to this MOU.



**ATTACHMENTS:**

CCA/CADC/FCC Memorandum of Understanding

## MEMORANDUM OF UNDERSTANDING

**This is an agreement between Corrections Corporation of America/Central Arizona Detention Center and Florence Correctional Center with the Florence Fire Department and Florence Police Department.**

**PURPOSE: This Memorandum of Understanding is to guide and direct the parties that provide assistance/support during emergencies requiring an emergency response for fires, emergency medical services, technical rescue and hazardous materials incidents to Central Arizona Detention Center (CADC) and Florence Correctional Center (Florence).**

1. In the event of an emergency at either Central Arizona Detention Center / Florence Correctional Center requiring local Fire Department response and support, the initial response will be predicated upon public safety factors. In the event of an emergency at either CADC or Florence requiring local Law Enforcement response and support, the Florence Police Department will be the initial contact and response agency. The initial response will be predicted upon safety factors.
  
2. Based up the assessment and evaluation of the circumstances, and after consultation with Warden or designee and the Fire Chief or designee additional local fire agency support may be requested from surrounding areas. It is understood that the local Florence Fire Chief will have exclusive command of their teams within the perimeters of the designated emergency area. If support is requested, responding fire agencies will report to the institution's front parking lot emergency area. Based upon the assessment and evaluation of the circumstances, and after consultation with the Warden or designee and the Chief of Police or on-site Florence Police Commander additional local Law Enforcement support may be requested from the Pinal County Sheriff's Office and/or Department of Public Safety. Additional support may include the response of the Pinal County Regional S.W.A.T. and /or similar state S.W.A.T. It is understood that the local Law Enforcement Commander will have exclusive command of their teams within the parameters of the designated tactical plan. If support is requested, responding law enforcement will report to the institutions front parking lot or designated staging area.
  
3. In all cases, the expertise of Fire Department will be utilized with the command and oversight of the on-site Incident Commander. The Incident Management Team (CCA) shall participate in the development of all evacuation plans and operations. It is agreed that the Fire Department and CCA will work in unison under the Incident Command System umbrella.
  
4. It is agreed by all parties that the Warden of the Facility has the resources and correctional expertise to address and resolve major issues within the

perimeters of the facility with local Law Enforcement responsible for investigations of criminal conduct which may be a result of the emergency. Tactical support from the Florence Police Department, the Count and/or State, will be a last resort or based upon law enforcement expertise beyond the capability or training of CCA staff to include hostage negotiations and special firearms support or utilization. In all cases, the expertise of law enforcement officers will be utilized with the command and oversight of the on-site Incident Commander. The law enforcement officer will be utilized within the command and oversight of the on-site Incident Commander. The Incident Command Team (CCA) shall participate in the development of all tactical plans and operations. It is agreed that the Law Enforcement Agencies and CCA will work in unison under the Incident Command System umbrella.

5. It is agreed that in the interested of public safety, that the Florence Police Department, Pinal County Sheriff's Office and Department of Public Safety will be all notified simultaneously in the event of an escape from the facility. CCA will participate and activate the institution escape plan in a county wide attempt to apprehend the escapee. Coordination and command of the CCA escape search will be directed from the institutions Command Center along with mobile Command Centers of the Florence Police Department, Pinal County Sheriff's Office and Department of Public Safety at the direction of those agencies. CCA staff participation in the escape search will be limited to apprehension of the escapee(s). The search of private property or detainment of citizens is not a prerogative of CCA and requires solicitation and intervention of participation Law Enforcement agencies. CCA will provide/man pre-determined escape posts.
6. Within a communicated time after the resolution of the emergency, the participating agencies involved will meet, confer and critique the operation of said emergency situation. Corrections Corporation of America will produce an after-action report to be forwarded to each contracting agency.

**Corrections Corporation of America  
Central Arizona Detention Center  
Florence Correctional Center**

**Town of Florence**

\_\_\_\_\_  
Chuck Keeton, Warden CADC                      Date

\_\_\_\_\_  
Lisa Garcia, Interim Town Manager                      Date

**APPROVED AS TO FORM**

\_\_\_\_\_  
Brian Koehn, Warden FCC                      Date

\_\_\_\_\_  
Clifford , Town Attorney                      Date

**ATTEST:**

\_\_\_\_\_  
Lisa Garcia, Town Clerk                      Date

**FIRE DEPARTMENT:**

\_\_\_\_\_  
David Stayer, Interim Fire Chief                      Date

**POLICE DEPARTMENT:**

\_\_\_\_\_  
Daniel Hughes, Police Chief                      Date



## TOWN OF FLORENCE COUNCIL ACTION FORM

### AGENDA ITEM 9b.

**MEETING DATE:** September 21, 2015

**DEPARTMENT:** Police

**STAFF PRESENTER:** Daniel Hughes, Chief of Police

**SUBJECT:** Intergovernmental Agreement regarding reimbursement of overtime and related expenses from the Florence Police Department's participation in the Pinal County Narcotics Task Force's ACJC Grant # DC-16-010.

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
  - Regulatory
  - 1<sup>st</sup> Reading
  - 2<sup>nd</sup> Reading
- Other

### **RECOMMENDED MOTION/ACTION:**

To enter into the Intergovernmental Agreement (IGA) allowing the Florence Police Department to participate in the Pinal County Narcotics Task Force and accept the reimbursement of overtime costs and related expenses that are paid for through the grant, for the amount of \$147,520.

### **BACKGROUND/DISCUSSION:**

Town of Florence and the Florence Police Department have participated in the Pinal County Narcotics Task Force for a number of years to assist the Florence Police Department and Pinal County in combating illegal drug usage in our communities. Florence Police Department has one officer assigned to the task force. The Florence Police Department is one of the few agencies that receive reimbursement for the officer's salary and overtime expenses.

### **FINANCIAL IMPACT:**

The Town will receive reimbursement of overtime costs and related expenses, through the grant.

### **STAFF RECOMMENDATION:**

To enter into the IGA allowing the Florence Police Department to participate in the Pinal County Narcotics Task Force and accept the reimbursement of overtime costs and related expenses that are paid for through the ACJC Grant # DC-16-010.

### **ATTACHMENTS:**

Intergovernmental Agreement

**INTERGOVERNMENTAL AGREEMENT NUMBER 2015-03  
REGARDING REIMBURSEMENT OF OVERTIME AND OVERTIME  
EMPLOYEE RELATED EXPENSES INCURRED DUE TO THE  
FLORENCE POLICE DEPARTMENT'S PARTICIPATION IN THE PINAL  
COUNTY NARCOTICS TASK FORCE'S ACJC GRANT# DC-16-010**

RECITALS

WHEREAS, on July 8, 2015, the Pinal County Board of Supervisors approved Pinal County's participation in the ACJC Drug, Gang and Violent Crime Control grant award by approving and signing contract number DC-15-010 in the total amount of \$147,520.00, \$59,008.00 in Federal funds, \$51,633.00 in State funds, and \$36,879.00 from PCSO Task Force Rico and,

WHEREAS, said contract is intended to fund operations of the Pinal County Narcotics Task Force including the Overtime and Overtime Employee Related Expenses incurred by the Florence Police Department during their participation in this program.

WHEREAS, ACJC Contract number DC-16-010, administered by the Pinal County Sheriff's Office, prescribes the scope, terms and duration of the program and is limited to reimbursement of one (1) Florence Police Officer's Task Force approved Overtime, and Employee Related Expenses incurred during the duration of this grant.

WHEREAS, the Florence Police Department is willing to participate in the Pinal County Narcotics Task Force under the terms of ACJC contract number DC-16-010.

Agreement

Florence Police Department agrees as follows:

1. Each Party is authorized to participate in this agreement pursuant to A.R.S. 11-952.
2. Each party has read and agrees to the terms of ACJC Grant number DC-16-010.
3. This agreement shall terminate on 06/30/2016, or as soon thereafter as ACJC completes reimbursement of eligible expenditures for approved overtime and employee related expenses incurred during this period.

4. Each party shall complete and submit the reports and forms required by ACJC Grant number DC-16-010 and the Pinal County Sheriff's Office designee for program compliance. See below for submission schedule:

<b>Report Period:</b>	<b>Due Date:</b>	<b>Report Period:</b>	<b>Due Date:</b>
July 1 to July 31	August 10	January 1 to January 31	February 10
August 1 to August 31	September 10	February 1 to February 28	March 10
September 1 to September 31	October 10	March 1 to March 30	April 10
October 1 to October 31	November 10	April 1 to April 30	May 10
November 1 to November 30	December 10	May 1 to May 31	June 10
December 1 to December 31	January 10	June 1 to June 30	July 7

Reimbursement requests must include signed time sheets, leave requests and proof of payment.

5. Each Party shall at all times provide and keep in full force and effect Arizona Workers Compensation Insurance as required by law. Each party shall provide the other with insurance certificates or proof of participation in a Risk and Retention Insurance Pool. No party shall allow its coverage to change, be cancelled, nor fail to renew without giving the other party at least thirty (30) calendar days advance written notice.
6. For the purpose of workers' compensation, an employee of any party to this agreement, who works under the jurisdiction or control of, or who works within the jurisdictional boundaries of any other party pursuant to the Agreement shall be deemed to be an employee of the party who is his primary employer and of the party under whose jurisdiction and control he is then working as provided in A.R.S. §23-1022(D). The primary employer party of such an employee shall be solely liable for payment of workers' compensation benefits for the purpose of this section. Each party herein shall comply with the provisions of A.R.S. § 23-1022(E) by posting the public notice required by that section.
7. In addition to any insurance coverage required by this Agreement, each party agrees that it will be solely responsible for and will assume sole liability for its officer's acts or omissions of any kind, while performing any service or activity under this Agreement. In the event that a claim is made against any party for acts or omissions of any of its employees or officers, it is the intent of the parties to cooperate fully in the defense of said claim or claims and to cause their insurers to do likewise, to the extent practicable.
8. To the extent permitted by law, each party (as indemnitor) agrees to indemnify, defend and hold harmless the other party or parties (as indemnitee) from and against all claims, losses, liability, costs, or expenses (including reasonable attorneys fees) arising out of bodily injury or death of any person or any property damage, but only to the

extent that such claims which result in vicarious, derivative or other form of liability to the indemnitee, are caused by the act, omission, negligence, misconduct, or other fault of the indemnitor or its employees or officers assigned to the Pinal County Narcotics Task Force.

9. A party may terminate its participation in this the memorandum of understanding by giving the Pinal County Sheriff's Office thirty (30) calendar day's written notice of termination.

The foregoing is approved by the governing body of the local government as evidenced below.

\_\_\_\_\_  
Date

Pinal County by:

\_\_\_\_\_  
Chairman,  
Pinal County Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Date

Municipality by:

\_\_\_\_\_  
Mayor,  
Town/City of \_\_\_\_\_

Attest:

\_\_\_\_\_  
Clerk

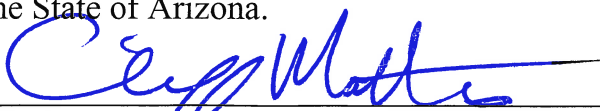
COUNSEL APPROVAL AS TO FORM:

I have read this Agreement and have determined such Agreement is in proper form and is entered into within the powers of and authority granted under the laws of the State of Arizona.

\_\_\_\_\_  
Deputy Pinal County Attorney


\_\_\_\_\_  
Date

I have read this Agreement and have determined such Agreement is in proper form and is entered into within the powers of and authority granted under the laws of the State of Arizona.

  
\_\_\_\_\_  
City/Town Attorney

\_\_\_\_\_  
Date



	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u></b> <b>9c.</b>
<b>MEETING DATE:</b> September 21, 2015  <b>DEPARTMENT:</b> Parks and Recreation  <b>STAFF PRESENTER:</b> Bryan Hughes, Parks & Recreation Director  <b>SUBJECT:</b> Resignation of Shawn Gibson from the Parks and Recreation Advisory Board		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Regulatory</b> <input type="checkbox"/> <b>1<sup>st</sup> Reading</b> <input type="checkbox"/> <b>2<sup>nd</sup> Reading</b> <input type="checkbox"/> <b>Other</b>

**RECOMMENDED MOTION/ACTION:**

Accept the resignation of Shawn Gibson from the Parks and Recreation Advisory Board.

**BACKGROUND/DISCUSSION:**

Ms. Shawn Gibson was re-appointed to the Parks and Recreation Advisory Board on January 5, 2015, for a three year term and was subsequently nominated and elected Chairman of the Advisory Board.

Ms. Gibson recently purchased a home in Casa Grande and will be moving out of town and; therefore is no longer eligible to serve on the Parks and Recreation Advisory Board.

**FINANCIAL IMPACT:**

None

**STAFF RECOMMENDATION:**

Staff recommends acceptance of Shawn Gibson's resignation from the Parks and Recreation Advisory Board.

**ATTACHMENTS:**

Resignation Letter from Chairman Shawn Gibson

Shawn Gibson  
P.O. Box 2333  
Florence, AZ 85132  
(602) 790-1361

August 31, 2015


To Whom This May Concern:

I, Shawn Gibson am hereby resigning my position with the Parks and Recreation Advisory Board. The reason for the resignation is my permanent residence now resides outside of the town limits of Florence.

It is my hope the Town of Florence will consider amending the residency requirement in order to serve on town community boards. By opening the residency borders it will allow more serve this community. If borders are not able to be opened then allow those who work in the Town of Florence to qualify for Board positions.

Sincerely,

  
Shawn Gibson

	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u></b> <b>9d.</b>
<b>MEETING DATE:</b> September 21, 2015  <b>DEPARTMENT:</b> Administration  <b>STAFF PRESENTER:</b> Jennifer Evans, Management Analyst  <b>SUBJECT:</b> Resignation of Judy Hughes from the Florence Industrial Development Authority		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Regulatory</b> <input type="checkbox"/> <b>1<sup>st</sup> Reading</b> <input type="checkbox"/> <b>2<sup>nd</sup> Reading</b> <input type="checkbox"/> <b>Other</b>

**RECOMMENDED MOTION/ACTION:**

Motion to approve the resignation of Judy Hughes from the Florence Industrial Development Authority (IDA).

**BACKGROUND/DISCUSSION:**

Staff received Mrs. Hughes' letter of resignation from the Florence IDA effective on August 26, 2015. Mrs. Hughes was appointed to the Florence IDA on May 20, 2013, to fill a vacant seat. She was re-appointed to the Florence IDA on February 18, 2014, for a six-year term that will end on December 31, 2019.

The vacated seat will remain open until filled. Staff will advertise and collect applications for the open seat.

**FINANCIAL IMPACT:**

None

**STAFF RECOMMENDATION:**

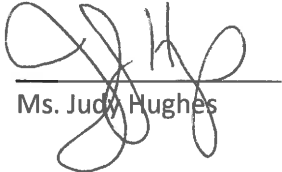
Staff recommends approving the resignation of Judy Hughes from the Florence IDA.

**ATTACHMENTS:**

Resignation letter from Judy Hughes

August 26, 2015

I, Ms. Judy Hughes, am resigning form the Industrial Development Authority for the Town of Florence effective August 26, 2015.



Ms. Judy Hughes



## TOWN OF FLORENCE COUNCIL ACTION FORM

### AGENDA ITEM 9e.

**MEETING DATE:** September 21, 2015

**DEPARTMENT:** Administration

**STAFF PRESENTER:** Lisa Garcia  
Interim Town Manager/Town Clerk

**SUBJECT:** Coolidge-Florence Elks Lodge #2350  
Special Event License

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
  - Regulatory
  - 1<sup>st</sup> Reading
  - 2<sup>nd</sup> Reading
- Other

### RECOMMENDED MOTION/ACTION:

Recommendation to the Arizona Department of Liquor Licenses and Control on the Coolidge-Florence Elks Lodge #2350 application for a Special Event Liquor License for October 4, 2015.

### BACKGROUND/DISCUSSION:

Coolidge-Florence Elks Lodge #2350 has submitted an application for a Special Event Liquor License. The application is for October 4, 2015, from 9:00 am to 6:00 pm, for the Hell's Angels Demolition Derby.

The purpose of a Special Event License is to allow charitable, civic, fraternal, political, or religious organizations to sell and serve spirituous liquor for consumption as a fundraiser. Special Event Licenses may be issued for no more than a cumulative total of 10 days in a calendar year. The fee for a Special Event License is \$25 per day, payable to the Arizona Department of Liquor License and Control. The Town of Florence is holding checks totaling \$25 to forward to the Arizona Department of Liquor License and Control upon Council approval.

### FINANCIAL IMPACT:

None

### STAFF RECOMMENDATION:

Staff recommends that Council forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control.

### ATTACHMENTS:

Application



Arizona Department of Liquor Licenses and Control  
 800 W Washington 5th Floor  
 Phoenix, AZ 85007-2934  
 www.azliquor.gov  
 (602) 542-5141

<b>FOR DLIC USE ONLY</b>
Event Date(s):
Event time start/end:
CSR:
License:

**APPLICATION FOR SPECIAL EVENT LICENSE**  
 Fee= \$25.00 per day for 1-10 days (consecutive)  
 A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. § 44-6852)

**IMPORTANT INFORMATION: This document must be fully completed or it will be returned.**

The Department of Liquor Licenses and Control must receive this application ten (10) business days prior to the event. If the special event will be held at a location without a permanent liquor license or if the event will be on any portion of a location that is not covered by the existing liquor license, this application must be approved by the local government before submission to the Department of Liquor Licenses and Control (see Section 15).

**SECTION 1** Name of Organization: COOLIDGE FLORENCE ELKS LODGE 2350

**SECTION 2** Non-Profit/IRS Tax Exempt Number: 86-6057513

**SECTION 3** The organization is a: (check one box only)  
 Charitable  Fraternal (must have regular membership and have been in existence for over five (5) years)  
 Religious  Civic (Rotary, College Scholarship)  Political Party, Ballot Measure or Campaign Committee

**SECTION 4** Will this event be held on a currently licensed premise and within the already approved premises?  Yes  No

\_\_\_\_\_  
 Name of Business License Number Phone (include Area Code)

**SECTION 5** How is this special event going to conduct all dispensing, serving, and selling of spirituous liquors? Please read R-19-318 for explanation (look in special event planning guide) and check one of the following boxes.

- Place license in non-use
- Dispense and serve all spirituous liquors under retailer's license
- Dispense and serve all spirituous liquors under special event
- Split premise between special event and retail location

(If not using retail license, submit a letter of agreement from the agent/owner of the licensed premise to suspend the license during the event. If the special event is only using a portion of premise, agent/owner will need to suspend that portion of the premise.)

**SECTION 6** What is the purpose of this event?  On-site consumption  Off-site (auction)  Both

**SECTION 7** Location of the Event: CHARLES WHITLOW MEMORIAL RODEO GROUNDS  
 Address of Location: 4900 SOUTH HWY 79 FLORENCE PINAL AZ 85132  
Street City COUNTY State Zip

**SECTION 8** Will this be stacked with a wine festival/craft distiller festival?  Yes  No

**SECTION 9** Applicant must be a member of the qualifying organization and authorized by an Officer, Director or Chairperson of the Organization named in Section 1. (Authorizing signature is required in Section 13.)

1. Applicant: MYERS VARR H 3-4-1951  
Last First Middle Date of Birth

2. Applicant's mailing address: 9805 N. VALLEY FARMS RD COOLIDGE AZ 85128  
Street City State Zip

3. Applicant's home/cell phone: 520 560 5198 Applicant's business phone: 520 723 3832

4. Applicant's email address: varr.myers@gmail.com

**SECTION 10**

- Has the applicant been convicted of a felony, or had a liquor license revoked within the last five (5) years?  
 Yes  No (If yes, attach explanation.)
- How many special event licenses have been issued to this location this year? 4  
 (The number cannot exceed 12 events per year; exceptions under A.R.S. §4-203.02(D).)
- Is the organization using the services of a promoter or other person to manage the event?  Yes  No  
 (If yes, attach a copy of the agreement.)
- List all people and organizations who will receive the proceeds. Account for 100% of the proceeds. The organization applying must receive 25% of the gross revenues of the special event liquor sales. Attach an additional page if necessary.

Name COOLIDGE FLORENCE ELMS LODGE 2350 Percentage: 50%  
 Address 2241 N. ATTAWAY ROAD COOLIDGE AZ 85128  
Street City State Zip

Name PINAL COUNTY MOUNTED POSSE Percentage: 50%  
 Address 4900 SOUTH HWY 79 FLORENCE AZ 85132  
Street City State Zip

5. Please read A.R.S. § 4-203.02 Special event license; rules and R19-1-205 Requirements for a Special Event License.  
**Note: ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.**  
"NO ALCOHOLIC BEVERAGES SHALL LEAVE SPECIAL EVENT UNLESS THEY ARE IN AUCTION SEALED CONTAINERS OR THE SPECIAL EVENT LICENSE IS STACKED WITH WINE /CRAFT DISTILLERY FESTIVAL LICENSE"

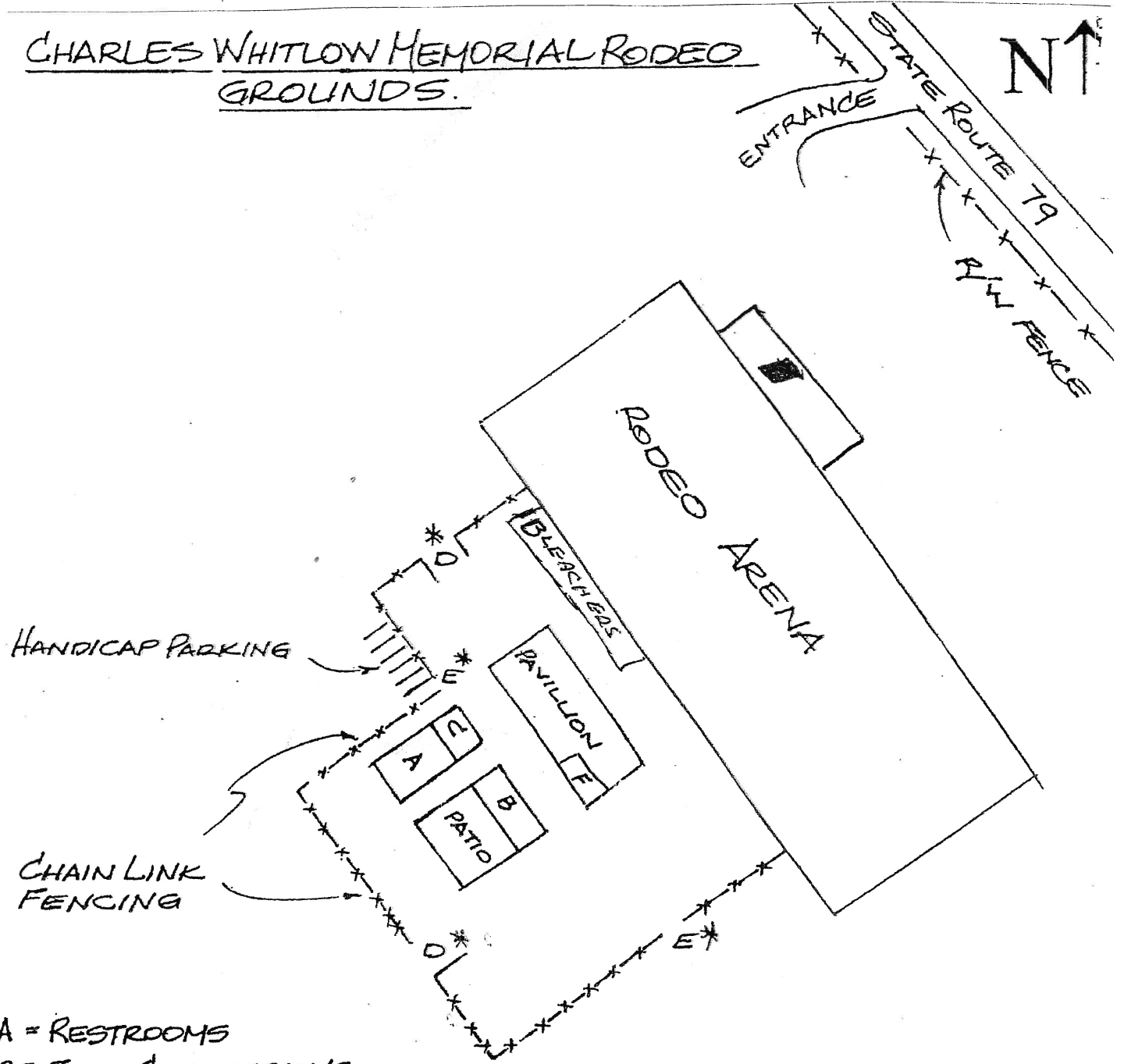
6. What type of security and control measures will you take to prevent violations of liquor laws at this event?  
 (List type and number of police/security personnel and type of fencing or control barriers, if applicable.)  
2 Number of Police 4 Number of Security Personnel  Fencing  Barriers  
 Explanation: FLORENCE P.O. DOES DRIVE THRU'S ON SITE, POSSE MEMBERS PATROL AREA, DEMONSTRATION DUE BY PERSONNEL CONTROL GATES FROM HELLS ANGELS

**SECTION 11** Date(s) and Hours of Event. May not exceed 10 consecutive days.  
 See A.R.S. § 4-244(15) and (17) for legal hours of service.

	Date	Day of Week	Event Start Time AM/PM	License End Time AM/PM
DAY 1:	<u>OCT 4, 2015</u>	<u>SUNDAY</u>	<u>9AM</u>	<u>6PM</u>
DAY 2:	_____	_____	_____	_____
DAY 3:	_____	_____	_____	_____
DAY 4:	_____	_____	_____	_____
DAY 5:	_____	_____	_____	_____
DAY 6:	_____	_____	_____	_____
DAY 7:	_____	_____	_____	_____
DAY 8:	_____	_____	_____	_____
DAY 9:	_____	_____	_____	_____
DAY 10:	_____	_____	_____	_____

**SECTION 12** License premises diagram. The licensed premises for your special event is the area in which you are authorized to sell, dispense or serve alcoholic beverages under the provisions of your license. The following space is to be used to prepare a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades, or other control measures and security position.

CHARLES WHITLOW MEMORIAL RODEO  
GROUNDS.



- A = RESTROOMS
- B = FOOD CONCESSIONS
- C = WET CONCESSIONS 1
- D = TRUCK GATE
- E = MAN GATE
- F = WET CONCESSIONS 2

\* = SECURITY POSITIONS

SERVING AREA BEVERAGES TO STAY WITH IN FENCED SPACE



**SECTION 13** To be completed only by an Officer, Director or Chairperson of the organization named in Section 1.

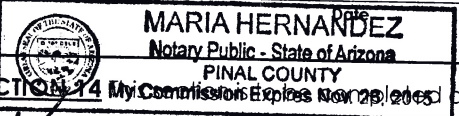
I, VARR H MYERS (Print Full Name) declare that I am an OFFICER, DIRECTOR, or CHAIRPERSON

appointing the applicant listed in Section 9, to apply on behalf of the foregoing organization for a Special Event Liquor License.

X Varr Myers (Signature) TRUSTEE CHAIR (Title/ Position) 9-11-15 (Date) 520-560-5198 (Phone #)

The foregoing instrument was acknowledged before me this 11 (Day) September (Month) 2015 (Year)  
State Arizona County of Pinal

My Commission Expires on: November 26, 2015 Maria Hernandez (Signature of Notary Public)



**SECTION 14** My Commission Expires Nov 26, 2015 only by the applicant named in Section 9.

I, VARR H MYERS (Print Full Name) declare that I am the APPLICANT filing this application as listed in Section 9. I have read the application and the contents and all statements are true, correct and complete.

X Varr Myers (Signature) TRUSTEE CHAIR (Title/ Position) 9-11-15 (Date) 520-560-5198 (Phone #)

The foregoing instrument was acknowledged before me this 11 (Day) September (Month) 2015 (Year)  
State Arizona County of Pinal

My Commission Expires on: November 26, 2015 Maria Hernandez (Signature of Notary Public)



Please contact the local PINAL COUNTY board for additional application requirements and submission deadlines. Additional licensing fees may also be required before approval may be granted. For more information, please contact your local jurisdiction: [http://www.azliquor.gov/assets/documents/homepage\\_docs/spec\\_event\\_links.pdf](http://www.azliquor.gov/assets/documents/homepage_docs/spec_event_links.pdf).

**SECTION 15** Local Governing Body Approval Section

I, \_\_\_\_\_ (Government Official) \_\_\_\_\_ (Title) recommend  APPROVAL  DISAPPROVAL

on behalf of \_\_\_\_\_ (City, Town, County) \_\_\_\_\_ (Signature) \_\_\_\_\_ (Date) \_\_\_\_\_ (Phone)

FOR DEPARTMENT OF LIQUOR LICENSES AND CONTROL USE ONLY

APPROVAL  DISAPPROVAL BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**A.R.S. § 41-1030. Invalidity of rules not made according to this chapter; prohibited agency action; prohibited acts by state employees; enforcement; notice**

B. An agency shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule or state tribal gaming compact. A general grant of authority in statute does not constitute a basis for imposing a licensing requirement or condition unless a rule is made pursuant to that general grant of authority that specifically authorizes the requirement or condition.

D. THIS SECTION MAY BE ENFORCED IN A PRIVATE CIVIL ACTION AND RELIEF MAY BE AWARDED AGAINST THE STATE. THE COURT MAY AWARD REASONABLE ATTORNEY FEES, DAMAGES AND ALL FEES ASSOCIATED WITH THE LICENSE APPLICATION TO A PARTY THAT PREVAILS IN AN ACTION AGAINST THE STATE FOR A VIOLATION OF THIS SECTION.

E. A STATE EMPLOYEE MAY NOT INTENTIONALLY OR KNOWINGLY VIOLATE THIS SECTION. A VIOLATION OF THIS SECTION IS CAUSE FOR DISCIPLINARY ACTION OR DISMISSAL PURSUANT TO THE AGENCY'S ADOPTED PERSONNEL POLICY.

F. THIS SECTION DOES NOT ABROGATE THE IMMUNITY PROVIDED BY SECTION 12-820.01 OR 12-820.02.



## TOWN OF FLORENCE COUNCIL ACTION FORM

### AGENDA ITEM 9f.

**MEETING DATE:** September 21, 2015

**DEPARTMENT:** Administration

**STAFF PRESENTER:** Lisa Garcia  
Interim Town Manager/Town Clerk

**SUBJECT:** Coolidge-Florence Elks Lodge #2350  
Special Event License

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
  - Regulatory
  - 1<sup>st</sup> Reading
  - 2<sup>nd</sup> Reading
- Other

### RECOMMENDED MOTION/ACTION:

Recommendation to the Arizona Department of Liquor Licenses and Control on the Coolidge-Florence Elks Lodge #2350 application for a Special Event Liquor License for October 16, 2015.

### BACKGROUND/DISCUSSION:

Coolidge-Florence Elks Lodge #2350 has submitted an application for a Special Event Liquor License. The application is for October 16, 2015, from 4:00 pm to 9:00 pm, for a community event for the Anthem at Merrill Ranch community.

The purpose of a Special Event License is to allow charitable, civic, fraternal, political, or religious organizations to sell and serve spirituous liquor for consumption as a fundraiser. Special Event Licenses may be issued for no more than a cumulative total of 10 days in a calendar year. The fee for a Special Event License is \$25 per day, payable to the Arizona Department of Liquor License and Control. The Town of Florence is holding checks totaling \$25 to forward to the Arizona Department of Liquor License and Control upon Council approval.

### FINANCIAL IMPACT:

None

### STAFF RECOMMENDATION:

Staff recommends that Council forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control.

### ATTACHMENTS:

Application



Arizona Department of Liquor Licenses and Control  
 800 W Washington 5th Floor  
 Phoenix, AZ 85007-2934  
 www.azliquor.gov  
 (602) 542-5141

<b>FOR DLIC USE ONLY</b>
Event Date(s):
Event time start/end:
CSR:
License:

**APPLICATION FOR SPECIAL EVENT LICENSE**  
 Fee= \$25.00 per day for 1-10 days (consecutive)  
 A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. § 44-6852)

**IMPORTANT INFORMATION: This document must be fully completed or it will be returned.**

The Department of Liquor Licenses and Control must receive this application ten (10) business days prior to the event. If the special event will be held at a location without a permanent liquor license or if the event will be on any portion of a location that is not covered by the existing liquor license, this application must be approved by the local government before submission to the Department of Liquor Licenses and Control (see Section 15).

**SECTION 1** Name of Organization: COOLIDGE FLORENCE ELKS Lodge 2350

**SECTION 2** Non-Profit/IRS Tax Exempt Number: 86-6057513

**SECTION 3** The organization is a: (check one box only)

- Charitable
- Fraternal (must have regular membership and have been in existence for over five (5) years)
- Religious
- Civic (Rotary, College Scholarship)
- Political Party, Ballot Measure or Campaign Committee

**SECTION 4** Will this event be held on a currently licensed premise and within the already approved premises?  Yes  No

\_\_\_\_\_  
 Name of Business License Number Phone (include Area Code)

**SECTION 5** How is this special event going to conduct all dispensing, serving, and selling of spirituous liquors? Please read R-19-318 for explanation (look in special event planning guide) and check one of the following boxes.

- Place license in non-use
- Dispense and serve all spirituous liquors under retailer's license
- Dispense and serve all spirituous liquors under special event
- Split premise between special event and retail location

(If not using retail license, submit a letter of agreement from the agent/owner of the licensed premise to suspend the license during the event. If the special event is only using a portion of premise, agent/owner will need to suspend that portion of the premise.)

**SECTION 6** What is the purpose of this event?  On-site consumption  Off-site (auction)  Both

**SECTION 7** Location of the Event: Union Center  
 Address of Location: 3925 N. SUN CITY BLVD, FLORENCE, PINAL AZ 85132  
Street City COUNTY State Zip

**SECTION 8** Will this be stacked with a wine festival/craft distiller festival?  Yes  No

**SECTION 9** Applicant must be a member of the qualifying organization and authorized by an Officer, Director or Chairperson of the Organization named in Section 1. (Authorizing signature is required in Section 13.)

1. Applicant: MYERS VARR H 3-4-1951  
Last First Middle Date of Birth

2. Applicant's mailing address: 9805 N. VALLEY FARMS RD COOLIDGE AZ 85128  
Street City State Zip

3. Applicant's home/cell phone: 530 560-5198 Applicant's business phone: 520 723-3832

4. Applicant's email address: varr-myers@gmail.com

**SECTION 10**

1. Has the applicant been convicted of a felony, or had a liquor license revoked within the last five (5) years?  
 Yes  No (If yes, attach explanation.)

2. How many special event licenses have been issued to this location this year? 5  
 (The number cannot exceed 12 events per year; exceptions under A.R.S. §4-203.02(D).)

3. Is the organization using the services of a promoter or other person to manage the event?  Yes  No  
 (If yes, attach a copy of the agreement.)

4. List all people and organizations who will receive the proceeds. Account for 100% of the proceeds. The organization applying must receive 25% of the gross revenues of the special event liquor sales. Attach an additional page if necessary.

Name COOLIDGE FLORENCE ELMS LODGE 2350 Percentage: 75%  
 Address: 2241 N. ATTAWAY ROAD COOLIDGE AZ 85128  
Street City State Zip

Name Sonicity Anthem Comm. Ass Percentage: 25%  
 Address: 3925 N. Sonicity Blvd, FLORENCE AZ 85132  
Street City State Zip

5. Please read A.R.S. § 4-203.02 Special event license; rules and R19-1-205 Requirements for a Special Event License.

**Note: ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.**

"NO ALCOHOLIC BEVERAGES SHALL LEAVE SPECIAL EVENT UNLESS THEY ARE IN AUCTION SEALED CONTAINERS OR THE SPECIAL EVENT LICENSE IS STACKED WITH WINE /CRAFT DISTILLERY FESTIVAL LICENSE"

6. What type of security and control measures will you take to prevent violations of liquor laws at this event?  
 (List type and number of police/security personnel and type of fencing or control barriers, if applicable.)

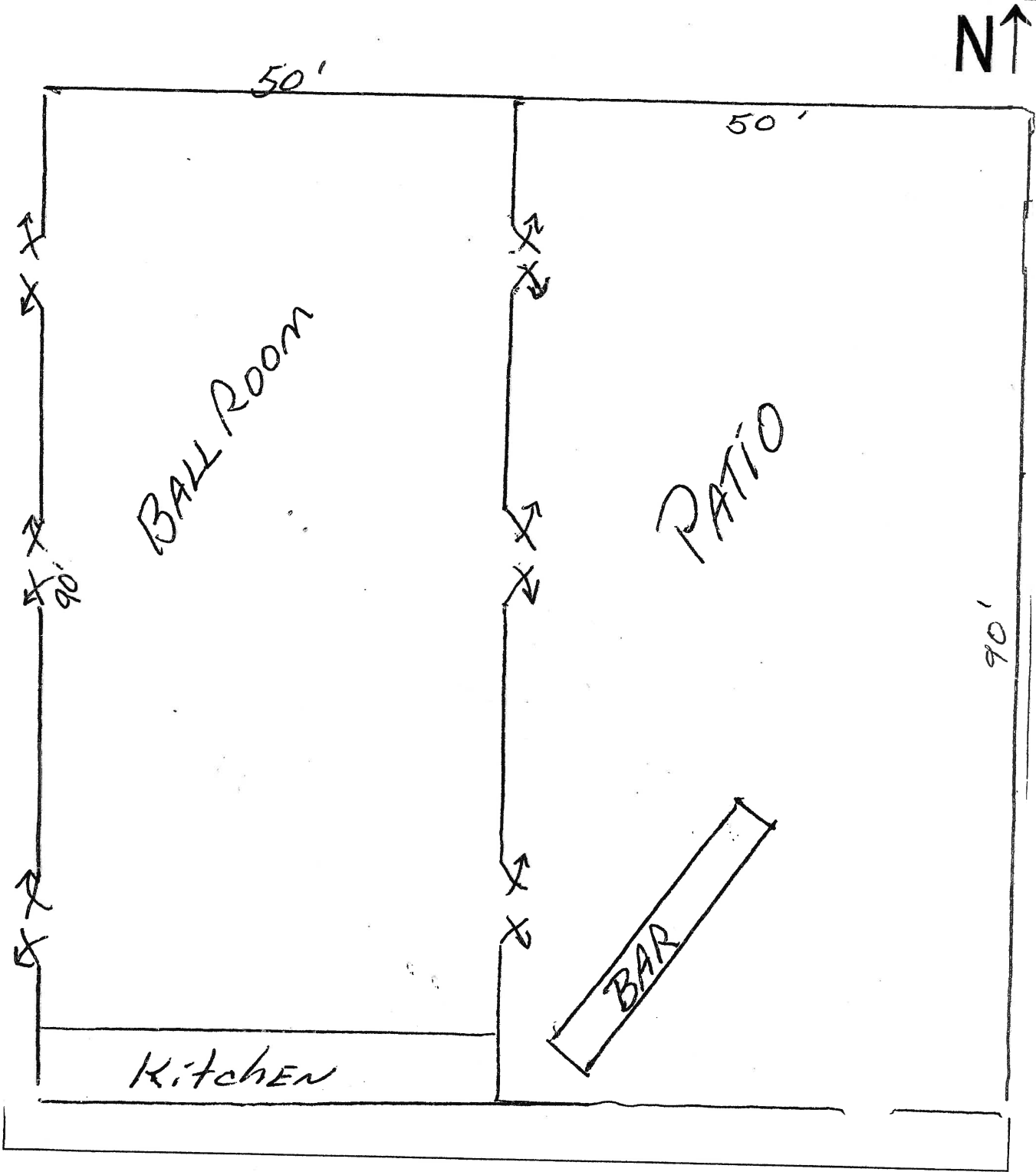
Number of Police 1 Number of Security Personnel  Fencing  Barriers

Explanation: THIS IS A PRIVATE PARTY FOR HOME OWNERS IN ANTHEM  
EXPECTING 100 TO 150 PEOPLE - MUSIC & DINNER  
PIANO MAN CONCERT

**SECTION 11** Date(s) and Hours of Event. May not exceed 10 consecutive days.  
 See A.R.S. § 4-244(15) and (17) for legal hours of service.

	Date	Day of Week	Event Start Time AM/PM	License End Time AM/PM
DAY 1:	<u>Oct 16, 2015</u>	<u>FRIDAY</u>	<u>4 PM</u>	<u>10 PM</u>
DAY 2:	_____	_____	_____	_____
DAY 3:	_____	_____	_____	_____
DAY 4:	_____	_____	_____	_____
DAY 5:	_____	_____	_____	_____
DAY 6:	_____	_____	_____	_____
DAY 7:	_____	_____	_____	_____
DAY 8:	_____	_____	_____	_____
DAY 9:	_____	_____	_____	_____
DAY 10:	_____	_____	_____	_____

**SECTION 12** License premises diagram. The licensed premises for your special event is the area in which you are authorized to sell, dispense or serve alcoholic beverages under the provisions of your license. The following space is to be used to prepare a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades, or other control measures and security position.



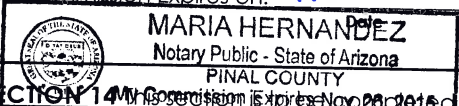
**SECTION 13** To be completed only by an Officer, Director or Chairperson of the organization named in Section 1.

I, VARR H MYERS (Print Full Name) declare that I am an OFFICER, DIRECTOR, or CHAIRPERSON appointing the applicant listed in Section 9, to apply on behalf of the foregoing organization for a Special Event Liquor License.

X [Signature] (Signature) CHAIR TRUSTEES Title/ Position 9-11-15 Date 520-520-5198 Phone #

The foregoing instrument was acknowledged before me this 11 September 2015 Day Month Year  
State Arizona County of Pinal

My Commission Expires on: November 24, 2015 [Signature] Signature of Notary Public



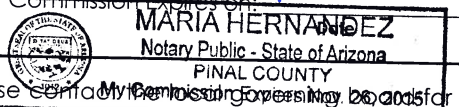
**SECTION 14** To be completed only by the applicant named in Section 9.

I, VARR H MYERS (Print Full Name) declare that I am the APPLICANT filing this application as listed in Section 9. I have read the application and the contents and all statements are true, correct and complete.

X [Signature] (Signature) CHAIR TRUSTEES Title/ Position 9-11-15 Date 520-520-5198 Phone #

The foregoing instrument was acknowledged before me this 11 September 2015 Day Month Year  
State Arizona County of Pinal

My Commission Expires on: November 24, 2015 [Signature] Signature of Notary Public



Please contact my Permitting Services for additional application requirements and submission deadlines. Additional licensing fees may also be required before approval may be granted. For more information, please contact your local jurisdiction: [http://www.azliquor.gov/assets/documents/homepage\\_docs/spec\\_event\\_links.pdf](http://www.azliquor.gov/assets/documents/homepage_docs/spec_event_links.pdf).

**SECTION 15** Local Governing Body Approval Section

I, \_\_\_\_\_ (Government Official) \_\_\_\_\_ (Title) recommend  APPROVAL  DISAPPROVAL  
on behalf of \_\_\_\_\_ (City, Town, County) \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

FOR DEPARTMENT OF LIQUOR LICENSES AND CONTROL USE ONLY

APPROVAL  DISAPPROVAL BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**A.R.S. § 41-1030. Invalidity of rules not made according to this chapter; prohibited agency action; prohibited acts by state employees; enforcement; notice**

B. An agency shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule or state tribal gaming compact. A general grant of authority in statute does not constitute a basis for imposing a licensing requirement or condition unless a rule is made pursuant to that general grant of authority that specifically authorizes the requirement or condition.

D. THIS SECTION MAY BE ENFORCED IN A PRIVATE CIVIL ACTION AND RELIEF MAY BE AWARDED AGAINST THE STATE. THE COURT MAY AWARD REASONABLE ATTORNEY FEES, DAMAGES AND ALL FEES ASSOCIATED WITH THE LICENSE APPLICATION TO A PARTY THAT PREVAILS IN AN ACTION AGAINST THE STATE FOR A VIOLATION OF THIS SECTION.

E. A STATE EMPLOYEE MAY NOT INTENTIONALLY OR KNOWINGLY VIOLATE THIS SECTION. A VIOLATION OF THIS SECTION IS CAUSE FOR DISCIPLINARY ACTION OR DISMISSAL PURSUANT TO THE AGENCY'S ADOPTED PERSONNEL POLICY.

F. THIS SECTION DOES NOT ABROGATE THE IMMUNITY PROVIDED BY SECTION 12-820.01 OR 12-820.02.



## TOWN OF FLORENCE COUNCIL ACTION FORM

### AGENDA ITEM 9g.

**MEETING DATE:** September 21, 2015

**DEPARTMENT:** Administration

**STAFF PRESENTER:** Lisa Garcia, Deputy Town Interim  
Town Manager/Town Clerk

**SUBJECT:** 100 Club of Arizona Special Event  
License Application

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
  - Regulatory
  - 1<sup>st</sup> Reading
  - 2<sup>nd</sup> Reading
- Other

### RECOMMENDED MOTION/ACTION:

Recommendation to the Arizona Department of Liquor Licenses and Control on the 100 Club of Arizona's application for a Special Event Liquor License for November 14, 2015.

### BACKGROUND/DISCUSSION:

The 100 Club of Arizona has submitted an application for a Special Event Liquor License. The application is for November 14, 2015, from 12:00 pm to 5:00 pm, for the Anthem Celebrates the Arts event.

The purpose of a Special Event License is to allow charitable, civic, fraternal, political, or religious organizations to sell and serve spirituous liquor for consumption as a fundraiser. Special Event Licenses may be issued for no more than a cumulative total of 10 days in a calendar year. The fee for a Special Event License is \$25 per day, payable to the Arizona Department of Liquor License and Control. The Town of Florence is holding checks totaling \$25 to forward to the Arizona Department of Liquor License and Control upon Council approval.

### FINANCIAL IMPACT:

None

### STAFF RECOMMENDATION:

Staff recommends that Council forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control.

### ATTACHMENTS:

Application

# ARIZONA DEPARTMENT OF LIQUOR LICENSES & CONTROL

800 W Washington 5th Floor  
Phoenix AZ 85007-2934  
(602) 542-5141



400 W Congress #521  
Tucson AZ 85701-1352  
(520) 628-6595

## APPLICATION FOR SPECIAL EVENT LICENSE

Fee = \$25.00 per day, for 1-10 day events only  
A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. § 44-6852)

**PLEASE NOTE: THIS DOCUMENT MUST BE FULLY COMPLETED OR IT WILL BE RETURNED.**

**\*\*APPLICATION MUST BE APPROVED BY LOCAL GOVERNMENT**

DEPT USE ONLY )  
LIC#

1. Name of Organization: 100 Club of Arizona

2. Non-Profit/I.R.S. Tax Exempt Number: 23-7172077

3. The organization is a: (check one box only)

- Charitable
- Fraternal (must have regular membership and in existence for over 5 years)
- Civic
- Political Party, Ballot Measure, or Campaign Committee
- Religious

4. What is the purpose of this event? Community fellowship

5. Location of the event: 3313 N. Anthem Way Florence AZ (Pinal) 85132

Address of physical location (Not P.O. Box) City County Zip

**Applicant must be a member of the qualifying organization and authorized by an Officer, Director or Chairperson of the Organization named in Question #1. (Signature required in section #18)**

6. Applicant: McClarty Christy 12/25/84

7. Applicant's Mailing Address: 5033 N. 19th Avenue Suite 123 Phoenix AZ 85015

8. Phone Numbers: (602) 485-0100 002-316-8025 (623) 435-0663

9. Date(s) & Hours of Event: (Remember: you cannot sell alcohol before 10:00 a.m. on Sunday)

	Date	Day of Week	Hours from A.M./P.M.	To A.M./P.M.
Day 1:	<u>Nov. 14, 2015</u>	<u>Saturday</u>	<u>12 PM</u>	<u>5 PM</u>
Day 2:	_____	_____	_____	_____
Day 3:	_____	_____	_____	_____
Day 4:	_____	_____	_____	_____
Day 5:	_____	_____	_____	_____
Day 6:	_____	_____	_____	_____
Day 7:	_____	_____	_____	_____
Day 8:	_____	_____	_____	_____
Day 9:	_____	_____	_____	_____
Day 10:	_____	_____	_____	_____

\*Disabled individuals requiring special accommodations, please call (602) 542-9027



10. Has the applicant been convicted of a felony in the past five years, or had a liquor license revoked?  
 YES  NO (attach explanation if yes)

11. This organization has been issued a special event license for 8 days this year, including this event  
(not to exceed 10 days per year).

12. Is the organization using the services of a promoter or other person to manage the event?  YES  NO  
If yes, attach a copy of the agreement.

13. List all people and organizations who will receive the proceeds. Account for 100% of the proceeds.  
**THE ORGANIZATION APPLYING MUST RECEIVE 25% of the gross revenues of Alcoholic Beverage Sales.**

<u>Name</u>	<u>Address</u>	<u>Percentage</u>
Anthem Community Council	3313 N. Anthem Way	75%
100 Club of Arizona		25%

(Attach additional sheet if necessary)

14. Knowledge of Arizona State Liquor Laws Title 4 is important to prevent liquor law violations. If you have any questions regarding the law or this application, please contact the Arizona State Department of Liquor Licenses and Control for assistance.

NOTE: ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.  
"NO ALCOHOLIC BEVERAGES SHALL LEAVE SPECIAL EVENT PREMISES."

15. What security and control measures will you take to prevent violations of state liquor laws at this event?  
(List type and number of security/police personnel and type of fencing or control barriers if applicable)

1 # Police  Fencing  
       # Security personnel  Barriers

training of staff, wristbands for confirmed (of age) drinkers, Golden Eagle beverage distributor on site during event

16. Is there an existing liquor license at the location where the special event is being held?  YES  NO  
If yes, does the existing business agree to suspend their liquor license during the time period, and in the area in which the special event license will be in use?  YES  NO  
**(ATTACH COPY OF AGREEMENT)**

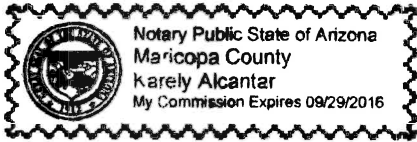
N/A Name of Business ( ) Phone Number

17. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

**THIS SECTION TO BE COMPLETED ONLY BY AN OFFICER, DIRECTOR OR CHAIRPERSON OF THE ORGANIZATION NAMED IN QUESTION #1**

18. I, Steve Horrell, declare that I am an Officer/Director/Chairperson appointing the applicant listed in Question 6, to apply on behalf of the foregoing organization for a Special Event

X Steve Horrell President 9/2/2015 602-419-4122  
(Signature) (Title/Position) (Date) (Phone #)



State of Arizona County of Maricopa  
The foregoing instrument was acknowledged before me this

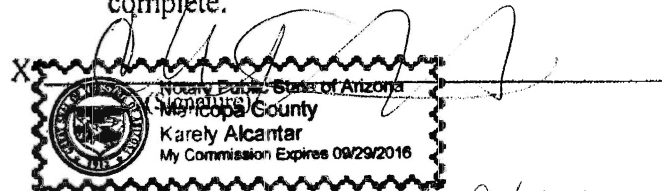
02 September 2015  
Day Month Year

My Commission expires on: 09/29/2016  
(Date)

Karely Alcantar  
(Signature of NOTARY PUBLIC)

**THIS SECTION TO BE COMPLETED ONLY BY THE APPLICANT NAMED IN QUESTION #6**

19. I, Christy McClarty, declare that I am the APPLICANT filing this application as listed in Question 6. I have read the application and the contents and all statements are true, correct and complete.



State of Arizona County of Maricopa  
The foregoing instrument was acknowledged before me this

02 September 2015  
Day Month Year

My commission expires on: 09/29/2016  
(Date)

Karely Alcantar  
(Signature of NOTARY PUBLIC)

**You must obtain local government approval. City or County MUST recommend event & complete item #20. The local city or county jurisdiction may require additional applications to be completed and additional licensing fees before approval may be granted.**

**LOCAL GOVERNING BODY APPROVAL SECTION**

20. I, \_\_\_\_\_ hereby recommend this special event application  
(Government Official) (Title)  
on behalf of \_\_\_\_\_  
(City, Town or County) (Signature of OFFICIAL) (Date)

**FOR DLLC DEPARTMENT USE ONLY**

Department Comment Section:

\_\_\_\_\_  
\_\_\_\_\_  
(Employee) (Date)

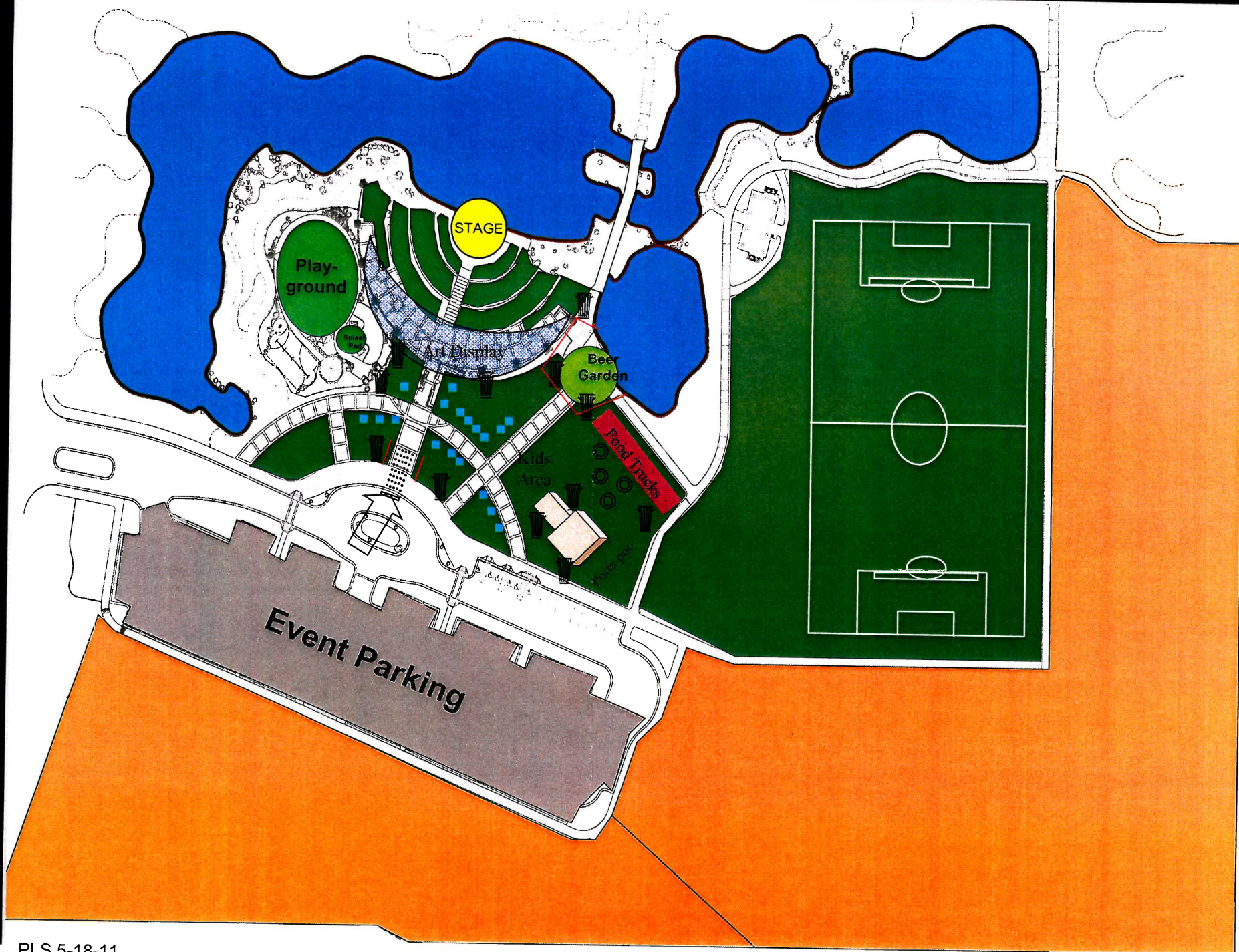
APPROVED


DISAPPROVED

BY: \_\_\_\_\_

(Title)

(Date)



	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u></b> <b>9h.</b>
<b>MEETING DATE:</b> September 21, 2015  <b>DEPARTMENT:</b> Community Development  <b>STAFF PRESENTER:</b> Mark Eckhoff, AICP Community Development Director  <b>SUBJECT:</b> Resolution No. 1563-15: Final Plat of Merrill Ranch Unit 53		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input checked="" type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Regulatory</li> <li><input type="checkbox"/> 1<sup>st</sup> Reading</li> <li><input type="checkbox"/> 2<sup>nd</sup> Reading</li> </ul> <input type="checkbox"/> <b>Other</b>

**RECOMMENDED MOTION/ACTION:**

Motion to adopt Resolution No. 1563-15: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR MERRILL RANCH UNIT 53; REQUIRING THE PROVISION OF AN INFRASTRUCTURE IMPROVEMENT ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED IMPROVEMENTS TO BE COMPLETED; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

**BACKGROUND/DISCUSSION:**

Pulte Home Corporation requests approval of this proposed subdivision located within the Merrill Ranch Planned Unit Development (PUD). This portion of the Merrill Ranch PUD is located directly south of the Anthem at Merrill Ranch PUD. The subject portion of the Merrill Ranch PUD was amended in 2013 from commercial/employment to residential in order for Pulte Homes to expand future phases of the Parkside community into this area.

This subdivision includes 164 single-family residential lots and includes three access points into the subdivision. The north access point will connect with American Way. The east access point will connect with Constitutional Way. The south access point will connect to a future roadway.

The proposed density of this subdivision is approximately 3.9 dwelling units per acre. This subdivision expands the current and planned network of green belts and walking trails for Anthem at Merrill Ranch with approximately eight acres dedicated to open space within via this Final Plat.

The Preliminary Plat for Unit 53 was approved by the Planning and Zoning Commission on January 15, 2015. Subsequently, the Final Plat for the subject subdivision was approved by Town Council on April 20, 2015; however, the developer optioned not to record this Final Plat due to some home product modifications that would require larger lots than originally provided. This revised Final Plat follows the same layout of the previously approved Final Plat, but has eight fewer lots than the earlier plat.

All planned subdivision improvements have been approved by the Town Engineer and Fire Marshall and will be constructed to Town specifications. Street names and addresses have been approved by the Town's GIS Coordinator. Water and sewer infrastructure will be provided by Johnson Utilities.

**FINANCIAL IMPACT:**

Pulte Homes will construct the roadways within this subdivision to Town standards. The Town will maintain the roadways after the end of the construction warranty period.

Development of this subdivision allows for continued rooftop development and population growth within the Town of Florence, which subsequently will facilitate new employment and commercial opportunities.

**RECOMMENDATION:**

Motion to approve Resolution No. 1563-15 for the Final Plat of Merrill Ranch Unit 53.

**ATTACHMENTS:**

Resolution No. 1563-15  
Final Plat for Merrill Ranch Unit 53

## RESOLUTION NO. 1563-15

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR MERRILL RANCH UNIT 53; REQUIRING THE PROVISION OF AN INFRASTRUCTURE IMPROVEMENT ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED IMPROVEMENTS TO BE COMPLETED; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.**

**BE IT RESOLVED** by the Mayor and Council of the Town of Florence, Arizona, as follows:

1. Approve the Final Plat for Merrill Ranch Unit 53 subject to Developer/Owner's compliance with all applicable laws and ordinances.
2. Require that the Developer/Owner secures its provision of the installation or construction of the required improvements with one of the following alternatives prior to execution of the plat by Town officials and employees and recordation of the Final Plat with the Office of the Pinal County Recorder:
  - a. Provide an infrastructure improvement assurance in an amount of the full cost, as determined by the Town Engineer, of the materials and the installation or construction necessary to complete the subdivision improvements. Said guarantee shall be in the form of a performance bond, an irrevocable letter of credit, or cash funds in escrow or on deposit with the Town prior to recording of the Final Plat. The required improvements for which the guarantee is provided must be completed within 12 months of recordation of the Final Plat or the Town may, without further Council action, declare the financial guarantee to be in default, call on the guarantee, and require that all the improvements be installed; or
  - b. At the request of the Developer/Owner, the Developer/Owner shall enter into an agreement which shall require completion of the required improvements no later than twelve months from the date this Final Plat is approved herein and the Town Community Development Director shall withhold recordation of the Final Plat in the Office of the Pinal County Recorder until the Town Engineer has verified such completion. If Developer/Owner does not complete the improvements within 12 months of this approval, the approval shall expire and be deemed withdrawn; or
  - c. The Town of Florence may allow the Final Plat to be recorded prior to the completion of required subdivision improvements and without the provision of a financial subdivision assurance if the Town and subdivision homebuilder mutually agree to withhold the Certificate of

Occupancy for all homes within the subdivision until all subdivision improvements are completed and accepted by the Town of Florence.

3. Authorize execution by the Town Manager of any documentation necessary to provide the above-referenced infrastructure improvement assurance and/or agreement requiring completion of the public improvements.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Florence, Arizona, this 21<sup>st</sup> day of September 2015.

---

Tom J. Rankin, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

---

Lisa Garcia, Town Clerk

---

Clifford L. Mattice, Town Attorney

# APPLICATION FOR FINAL PLAT

PROJECT NAME: Merrill Ranch Unit-53

REQUEST TYPE:  Final Plat  Final Plat Amendment  
 Map of Dedication

1. Property Owner: Name: Pulte Group, Inc (Dan Bonow, P.E.)  
Address: 16767 N. Perimeter Drive, Suite 100  
Scottsdale, Az 85260  
Phone: 480-391-6000 Fax: 480-391-6109  
Email: Dan.Bonow@Pulte.com

2. Applicant/Developer: Name: Pulte Group, Inc (Dan Bonow, P.E.)  
Address: 16767 N. Perimeter Drive, Suite 100  
Scottsdale, Az 85260  
Phone: 480-391-6000 Fax: 480-391-6109  
Email: Dan. Bonow@Pulte.com

3. Address or Location of Property: Merrill Ranch, Florence, AZ  
\_\_\_\_\_  
\_\_\_\_\_

4. Tax Parcel Numbers: \_\_\_\_\_  
Gross Acres: 41.0435 ac Number of Lots: 163  
Zoning: PUD

 7/22/15  
SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE DATE

## FOR STAFF USE ONLY:

CASE NO. <u>P2-15-46</u>	APPLICATION DATE AND TIME <u>7-22-15</u>
PERMIT NO. _____	FEE \$ <u>\$ 7,640.00</u>
HEARING DATE <u>9/21/15</u>	REVIEWED BY: <u>Gilbert Olyn</u>
RECOMMENDATION: APPROVAL	DISAPPROVAL



# FINAL PLAT MERRILL RANCH UNIT 53 (TOWN OF FLORENCE, AZ)

SITUATED WITHIN THE WEST HALF OF SECTION 30,  
TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

## DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA } ss.  
COUNTY OF PINAL }

KNOW ALL MEN BY THESE PRESENTS:

PULTE HOME CORPORATION, A MICHIGAN CORPORATION, (HEREINAFTER REFERRED TO IN THIS PLAT AS THE "MASTER DEVELOPER"), AS OWNER HAS SUBDIVIDED UNDER THE NAME MERRILL RANCH - UNIT 53, LOCATED WITHIN THE WEST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

THE "MASTER DEVELOPER" IS THE OWNER OF FE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR PURPOSES AND ALL INCIDENTALS THERE TO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. THE "MASTER DEVELOPER" HEREBY WARRANTS TO TOWN OF FLORENCE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS.

STREET RIGHT-OF-WAY SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE VEHICULAR NON-ACCESS EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO ARTERIAL OR COLLECTOR STREETS.

AS DESIGNATED ON THIS PLAT, THREE FOOT WIDE WALL MAINTENANCE EASEMENTS GRANTING ACCESS TO CONSTRUCT AND MAINTAIN OR REPAIR WALLS AND WALL FOOTINGS WITHIN THE WALL MAINTENANCE EASEMENT IS DEDICATED TO THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION, INC.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A, B, C, D, E, F, G, H, J, K, L & M AND/OR THOSE AREAS DESIGNATED AS SUCH HEREOF. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS AND CHARGE THE COMMUNITY ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

PUBLIC UTILITY FACILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGHOUT THOSE AREAS DESIGNATED AS SUCH HEREOF FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY FACILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IN WITNESS WHEREOF:

PULTE HOME CORPORATION, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ } ss.  
COUNTY OF \_\_\_\_\_ }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED.

\_\_\_\_\_, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

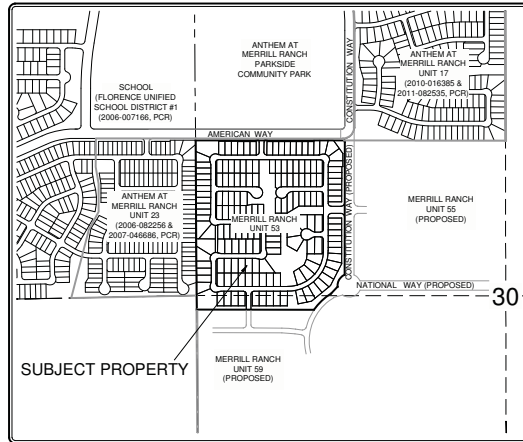
IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

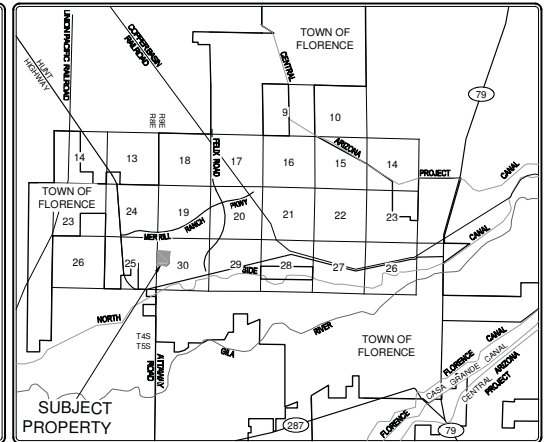
## MERRILL RANCH COMMUNITY FACILITIES DISTRICT

NOTWITHSTANDING THE FOREGOING, THE OWNERS HEREBY RESERVE ANY AND ALL INTERESTS IN INFRASTRUCTURE-RELATED REAL PROPERTY. THE RESERVATION OF SUCH INTERESTS IS ONLY TO THE EXTENT NECESSARY TO ACCOMMODATE THE DISTRICT'S ACQUISITION OF, AND PAYMENT TO THE OWNERS FOR, SUCH INTERESTS AND ANY RELATED PUBLIC INFRASTRUCTURE AS CONTEMPLATED BY THE DEVELOPMENT AGREEMENT AND THE PRE-ANNEXATION AGREEMENT. AFTER SUCH ACQUISITION BY THE DISTRICT, THE OWNERS WILL NO LONGER OWN SUCH INTERESTS. FOR PURPOSES OF THE FOREGOING, (A) "OWNERS" MEANS, COLLECTIVELY, PULTE HOME CORPORATION, A MICHIGAN CORPORATION, TOGETHER WITH SUCCESSORS AND ASSIGNS PURSUANT TO THE DEVELOPMENT AGREEMENT, (B) "INFRASTRUCTURE-RELATED REAL PROPERTY" MEANS ANY AND ALL OF THE FOREGOING REAL PROPERTY (I) ON OR OTHERWISE APPURTENANT TO WHICH ANY "PUBLIC INFRASTRUCTURE" (AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED), (II) WHICH ITSELF IS OR IS TO BECOME SUCH PUBLIC INFRASTRUCTURE, OR (III) THE ACQUISITION OF WHICH WOULD CONSTITUTE A "PUBLIC INFRASTRUCTURE PURPOSE" (AS SUCH TERM IS DEFINED IN SUCH SECTION), (C) "PRE-ANNEXATION AGREEMENT" MEANS THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED AS FEZ NUMBER DOCUMENT 2003-086513 ON THE OFFICIAL RECORDS OF THE PINAL COUNTY RECORDER, (D) "DISTRICT" MEANS THE COMMUNITY FACILITIES DISTRICT TO BE FORMED HEREAFTER BY THE TOWN OF FLORENCE, ARIZONA (THE "MUNICIPALITY") AND PRESENTLY ANTICIPATED TO BE KNOWN AS "MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1," AS CONTEMPLATED BY THE PRE-ANNEXATION AGREEMENT, AND (E) "DEVELOPMENT AGREEMENT" MEANS THE DEVELOPMENT AGREEMENT TO BE ENTERED INTO AMONG THE OWNERS, THE MUNICIPALITY, AND THE DISTRICT.



### LOCATION MAP

1" = 500'



### VICINITY MAP

NOT TO SCALE



## BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, (NORTHWEST CORNER BEING A #8 REBAR #2 ALUMINUM CAP MARKED LS 21065, FOUND AND THE WEST QUARTER CORNER BEING A 3" X 6" BRASS CAP #1929, FOUND), TOWNSHIP 4 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA; BEARING BEING S00°25'29"E. THE HORIZONTAL DISTANCE BETWEEN MONUMENTS BEING 2644.96'.

## SHEET INDEX

SHEET NO.	CONTENTS
1 OF 8	UNIT 53 COVER SHEET
2 OF 8	UNIT 53 INDEX MAP / LEGAL DESCRIPTION
3 OF 8	UNIT 53 LAYOUT
4 OF 8	UNIT 53 LAYOUT
5 OF 8	UNIT 53 LAYOUT
6 OF 8	UNIT 53 LAYOUT
7 OF 8	UNIT 53 SDT DETAILS
8 OF 8	UNIT 53 SDT DETAILS

## TRACT AREA TABLE...UNIT 53

TRACT	AREA (AC)	USAGE
TRACT A	0.6759	LANDSCAPE DRAINAGE & PUBLIC UTILITY & SEWER EASEMENT
TRACT B	0.1584	LANDSCAPE DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT C	0.4687	LANDSCAPE DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT D	1.6046	LANDSCAPE DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT E	0.9277	LANDSCAPE DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT F	0.0477	LANDSCAPE DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT G	0.0477	LANDSCAPE DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT H	0.0500	LANDSCAPE DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT I	0.1063	LANDSCAPE DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT J	0.0523	LANDSCAPE DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT K	0.0500	LANDSCAPE DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT L	0.0324	LANDSCAPE DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT M	0.4111	LANDSCAPE DRAINAGE & PUBLIC UTILITY EASEMENT

## GENERAL NOTES

- ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
- ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ANTHEM AT MERRILL RANCH.
- PUBLIC UTILITY FACILITY EASEMENT WOULD BE LAND DEDICATED FOR INSTALLATION OF FACILITIES OVERHEAD AND UNDERGROUND, FURNISHED FOR USE BY THE PUBLIC. THIS TYPE OF EASEMENT WILL BE USED TO DEDICATE ACCESS TO PROPERTY AS IN PRIVATE STREET SUBDIVISIONS. ALSO INCLUDED ARE IMPROVEMENTS SUCH AS STREETLIGHTS, TRAFFIC SIGNALS DEVICES, SIDEWALKS, AND FLOOD CONTROL. THESE FACILITIES MAY BE OWNED AND OPERATED BY THE MUNICIPALITY OR DULY AUTHORIZED BY STATE AND MUNICIPAL REGULATIONS.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPERE THE FLOW OF WATER THROUGH THE EASEMENTS SHALL BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF. NO TREES ARE ALLOWED.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT. (SEE SHEET 2 FOR DETAIL)
- ALL TRACTS THAT WILL NOT BE DEDICATED TO THE TOWN OF FLORENCE AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE TOWN OF FLORENCE AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE COMMUNITY ASSOCIATION. THE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- ALL PROPERTY LINES SHOWN INTERSECTING AN ARC ARE TO BE ASSUMED RADIAL, UNLESS NOTED AS NON-RADIAL (NR).
- POSITIONAL TOLERANCE FOR WALLS COMMON TO TWO LOTS IS +/-1.00 FOOT FROM COMMON LOT LINE. WALLS COMMON TO A LOT AND A TRACT OR RIGHT-OF-WAY ARE TO BE WITHIN THE WALL MAINTENANCE EASEMENT.
- DEVELOPMENT WITHIN THIS FINAL PLAT SHALL CONFORM WITH THE 2006 INTERNATIONAL FIRE CODE.

## WATER AND SEWER SERVICE CERTIFICATION

ANTHEM AT MERRILL RANCH UNIT 53 IS WITHIN THE SERVICE AREA OF JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY JOHNSON UTILITIES DRINKING WATER SERVICE AGREEMENT, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ON-SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER OF THIS SUBDIVISION AND OWNED AND MAINTAINED BY JOHNSON UTILITIES, L.L.C.

JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ } ss.  
COUNTY OF \_\_\_\_\_ }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY

APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_, NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

## COUNTY RIGHT-OF-WAY EASEMENT ABANDONED AS PART OF THIS RECORDING

PCR No. \_\_\_\_\_ AREA (AC) \_\_\_\_\_ USAGE \_\_\_\_\_  
DKT 375, PG 572, PCR 1.0923 COUNTY RIGHT-OF-WAY W 1/2 SEC 30, T4S, R8E

## APPROVALS

BY ACCEPTANCE OF THIS PLAT, THE TOWN OF FLORENCE AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREOF AS BEING VACATED OR ABANDONED.

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND THE TOWN ENGINEER OF THE TOWN OF FLORENCE,

ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR  
TOWN OF FLORENCE, ARIZONA

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN ENGINEER  
TOWN OF FLORENCE, ARIZONA

APPROVED BY THE COUNCIL OF THE TOWN OF FLORENCE, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN CLERK

## RECORDER

STATE OF ARIZONA } ss.  
COUNTY OF PINAL }

I hereby certify that the within instrument is filed in the official records of this County as:  
File No. \_\_\_\_\_  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal:  
Virginia Ross Pinal County Recorder  
By: \_\_\_\_\_ Deputy

OWNER/DEVELOPER  
PULTE HOME CORP.  
16767 PERIMETER DRIVE, SUITE 100  
SCOTTSDALE, AZ 85260-1042  
480.391.6013

SURVEYOR  
BAXTER DESIGN GROUP  
7580 N. DOBSON ROAD, SUITE 200  
SCOTTSDALE, AZ 85256  
480.818.6001

## LAND USE INFORMATION

GROSS AREA	41.0435 ACRES
OPEN SPACE	8.5278 ACRES
RIGHT-OF-WAY AREA	6.3450 ACRES
NET AREA	34.8985 ACRES
TOTAL LOTS	164
PROPOSED DENSITY	3,9958 D.U./AC.
ZONING	P.U.D. R-1

## UTILITIES AND SERVICES

GAS	SOUTHWEST GAS
SEWER	JOHNSON UTILITIES CO
WATER	JOHNSON UTILITIES CO
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	CENTURIONK COMM.
SOLID WASTE DISPOSAL	TOWN OF FLORENCE
CABLE	COX/ONEST COMMUNICATIONS
POLICE	TOWN OF FLORENCE POLICE DEPARTMENT
FIRE	TOWN OF FLORENCE FIRE DEPARTMENT
SCHOOLS	FLORENCE UNIFIED SCHOOL DISTRICT



**BAXTER DESIGN GROUP**  
7580 N. Dobson Rd., Suite 200  
Scottsdale, AZ 85256  
(480) 818-6001

## SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.



J.W. WEEKS, R.L.S., 43021  
BAXTER DESIGN GROUP, LLC  
7580 N. DOBSON ROAD, SUITE 200  
SCOTTSDALE, AZ 85256

## PULTE GROUP MERRILL RANCH FINAL PLAT UNIT 53

SITUATED WITHIN THE WEST HALF OF SECTION 30,  
TOWNSHIP 4 SOUTH, RANGE 9 EAST  
OF THE GILA AND SALT RIVER MERIDIAN,  
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 53  
COVER SHEET  
SHEET 1 OF 8

ASK FOR THE COMPLETE FAMILY RECORDS HEREIN  
Scan to QR Code for PDF | 480.391.6013 | 480.391.6013

VERSION 7

# LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30 (45 REBAR WITH 2" ALUMINUM CAP, MARK'D LS 21065, FOUND) FROM WHICH THE WEST QUARTER CORNER OF SECTION 30 (3" GLO BRASS CAP "1928", FOUND) BEARS SOUTH 00 DEGREES 25 MINUTES 29 SECONDS EAST (BASIS OF BEARING) A DISTANCE OF 2644.96 FEET, ALSO FROM THE NORTHWEST CORNER, THE NORTH QUARTER CORNER OF SECTION 30 (46 REBAR WITH 2" ALUMINUM CAP, MARK'D LS 21065, FOUND) BEARS SOUTH 89 DEGREES 54 MINUTES 48 SECONDS EAST, A DISTANCE OF 2648.09 FEET;

THENCE SOUTH 00 DEGREES 25 MINUTES 29 SECONDS EAST, A DISTANCE OF 1322.48 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89 DEGREES 55 MINUTES 50 SECONDS EAST, A DISTANCE OF 1268.04 FEET;

THENCE SOUTHERLY, AN ARC DISTANCE OF 15.55 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT BEARS SOUTH 60 DEGREES 22 MINUTES 03 SECONDS WEST A DISTANCE OF 30.00 FEET, AND HAVING A CENTRAL ANGLE OF 29 DEGREES 42 MINUTES 20 SECONDS;

THENCE SOUTH 00 DEGREES 04 MINUTES 23 SECONDS WEST, A DISTANCE OF 1128.35 FEET;

THENCE SOUTHWESTERLY, AN ARC DISTANCE OF 126.96 FEET ALONG A NON-TANGENT CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS SOUTH 23 DEGREES 30 MINUTES 18 SECONDS EAST A DISTANCE OF 100.00 FEET, AND HAVING A CENTRAL ANGLE OF 72 DEGREES 44 MINUTES 32 SECONDS;

THENCE SOUTH 43 DEGREES 49 MINUTES 47 SECONDS WEST, A DISTANCE OF 80.20 FEET;

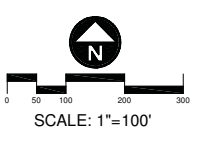
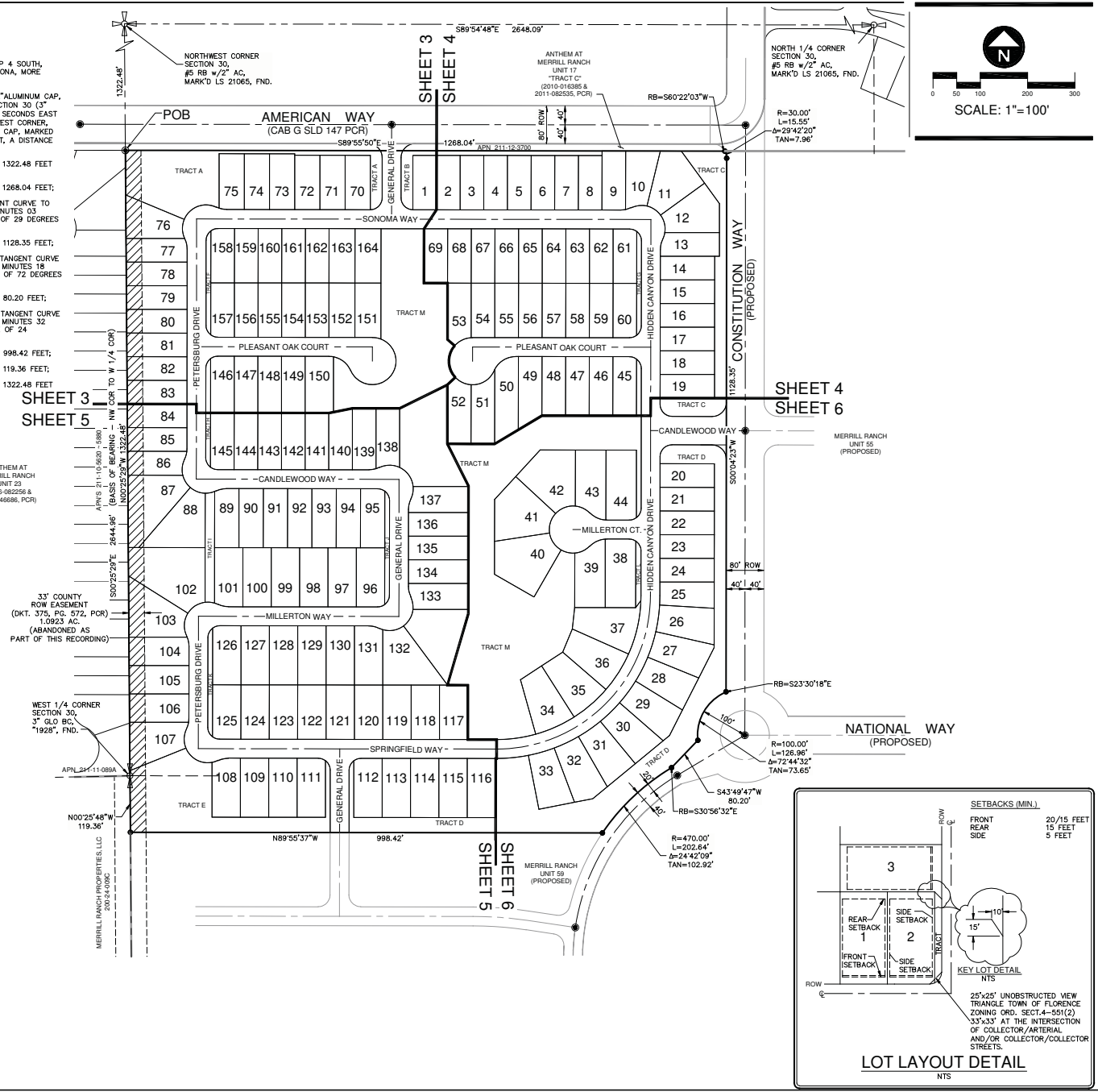
THENCE SOUTHWESTERLY, AN ARC DISTANCE OF 202.64 FEET ALONG A NON-TANGENT CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS SOUTH 30 DEGREES 56 MINUTES 32 SECONDS EAST, A DISTANCE OF 470.00 FEET, AND HAVING A CENTRAL ANGLE OF 24 DEGREES 42 MINUTES 09 SECONDS;

THENCE NORTH 89 DEGREES 55 MINUTES 37 SECONDS WEST, A DISTANCE OF 998.42 FEET;

THENCE NORTH 00 DEGREES 25 MINUTES 29 SECONDS WEST, A DISTANCE OF 119.36 FEET;

THENCE NORTH 00 DEGREES 25 MINUTES 29 SECONDS WEST, A DISTANCE OF 1322.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 41.0435 ACRES, MORE OR LESS.



## RECORDER

STATE OF ARIZONA }  
COUNTY OF PINAL } SS  
I hereby certify that the within instrument is filed in the official records of this County as of this date.  
Request of: \_\_\_\_\_  
Witness my hand and official seal:  
Virginia Ross Pinal County Recorder  
By: \_\_\_\_\_ Deputy

## SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- 1/2" REBAR & CAP, RLS 43021, SET (UNLESS NOTED OTHERWISE)

## LINE LEGEND

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

## ABBREVIATIONS

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BO BOY
- (BOB) BASIS OF BEARING UNIT
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No.
- (M) MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) RADIAL CURVE
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUEF PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- (R) RECORD
- R (R) RANGE LINE No. EAST
- ROW RADIAL BEARING RIGHT OF WAY
- SEC SECTION
- SEC 1/4 SECTION
- SLE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- SOT SIGHT DISTANCE TRIANGLE
- T # S TOWNSHIP LINE No. SOUTH
- TWP TOWN OF FLORENCE
- UNOB UNOBSTRUCTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE:	JUNE 2, 2015
DESIGNED BY:	MOB
DRAWN BY:	STB
CHECKED BY:	JWW
PROJECT:	FINAL PLAT



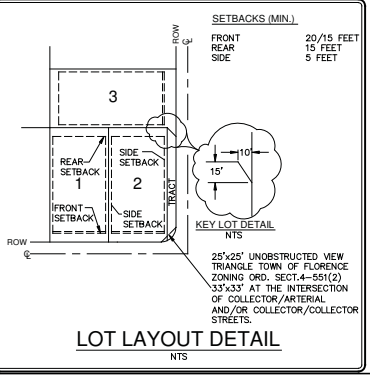
REVISION	DATE	BY

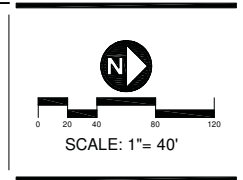
## PULTE GROUP MERRILL RANCH FINAL PLAT - UNIT 53

SITUATED WITHIN THE WEST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 53  
INDEX MAP  
SHEET 2 OF 8

DATE PLOTTED: 06/02/2015 10:58:00 AM  
PLOTTER: HP DesignJet T1100e  
PLOT SCALE: 1"=100'





**RECORDER**

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS

I hereby certify that the within instrument is filed in the official records of this County as of this date.

Request of: \_\_\_\_\_  
 Witness my hand and official seal:  
 Virginia Ross Pinal County Recorder  
 By: \_\_\_\_\_ Pinal County Recorder Deputy

**SYMBOL LEGEND**

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- 1/2" REBAR & CAP, RLS 43021, SET (UNLESS NOTED OTHERWISE)

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- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 1/4 COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

**ABBREVIATIONS**

(AC) ACRE  
 (AL) ALUMINUM CAP  
 (BC) BRASS CAP  
 (B) BOG  
 (BO) BASIS OF BEARING  
 (CMU) CONCRETE MASONRY UNIT  
 (C) CURE  
 (FND) FOUND MONUMENT  
 (GL) GENERAL LAND OFFICE  
 (LE) LANDSCAPE EASEMENT  
 (LS#) LAND SURVEYORS REGISTRATION No.  
 (M) MEASURED  
 (NO) NO IDENTIFICATION, (NO LS No.)  
 (NR) RADIAL TO CURVE  
 (NTS) NOT TO SCALE  
 (P) PINAL COUNTY RECORDER  
 (PG) PAGE  
 (POB) POINT OF BEGINNING  
 (PUFE) PUBLIC UTILITY FACILITY EASEMENT / DRAINAGE EASEMENT  
 (R) RECORD  
 (R) RANGE LINE No. EAST  
 (ROW) RIGHT OF WAY  
 (SEC) SECTION  
 (SDE) STORM DRAIN EASEMENT  
 (SL) SLOPE  
 (SSE) SANITARY SEWER EASEMENT  
 (TD) TOWNSHIP DISTANCE  
 (T # S) TOWNSHIP LINE No. SOUTH  
 (TOW) TOWN OF FLORENCE  
 (UNSTR) UNRESTRICTED VIEW TRIANGLE  
 (VNAE) VEHICULAR NON-ACCESS EASEMENT  
 (WAL) WALL MAINTENANCE EASEMENT

**CURVE TABLE**

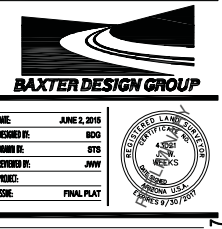
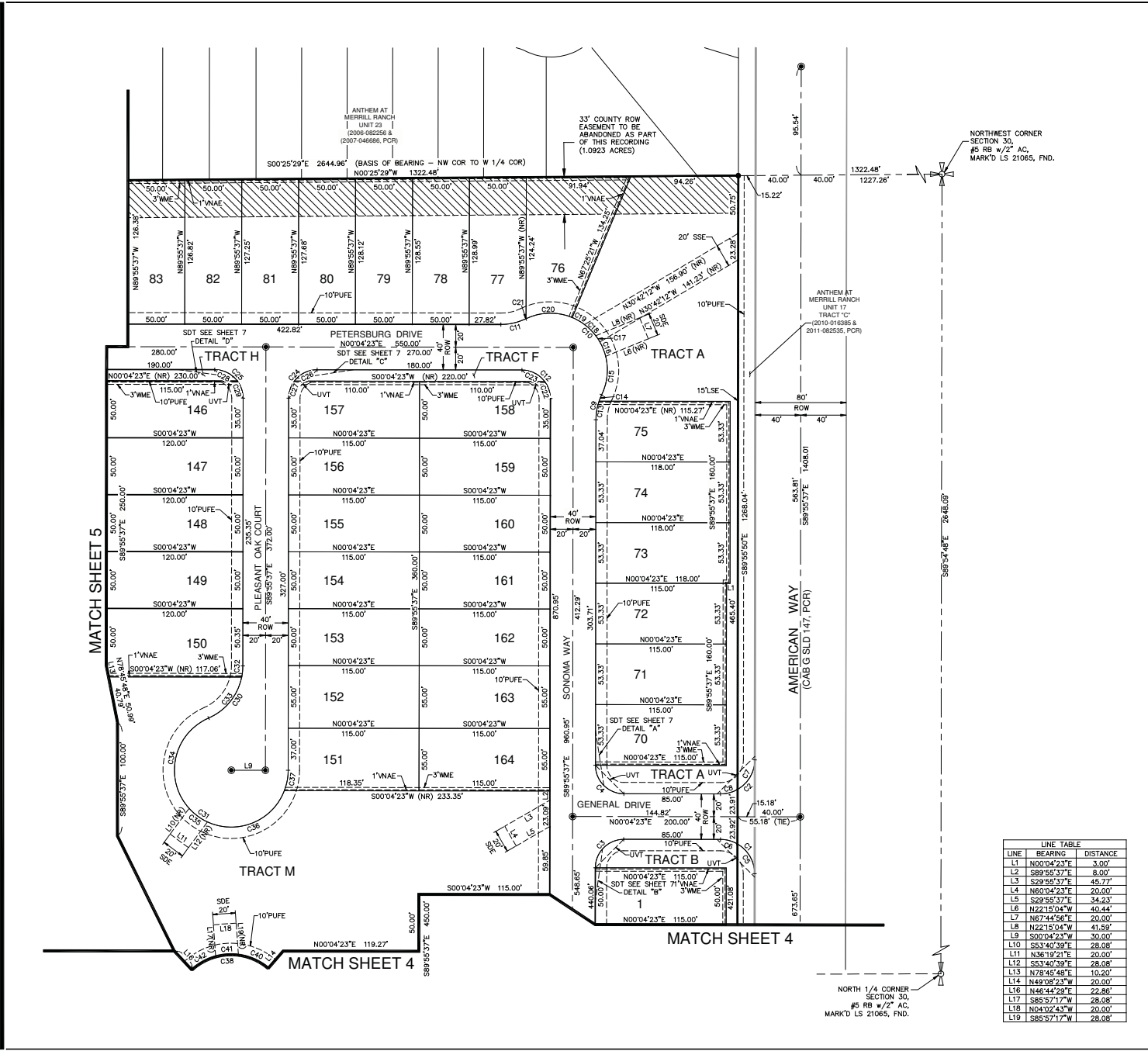
CURVE LENGTH	RADIUS	DELTA	TANGENT	
C1	47.12'	30.00'	90'00'00"	30.00'
C2	47.12'	30.00'	90'00'00"	30.00'
C3	39.27'	25.00'	90'00'00"	25.00'
C4	39.27'	25.00'	90'00'00"	25.00'
C5	31.62'	30.00'	60'23'42"	17.46'
C6	15.50'	30.00'	29'35'52"	7.93'
C7	31.63'	30.00'	60'24'08"	17.46'
C8	15.50'	30.00'	29'35'52"	7.93'
C9	22.55'	50.00'	25'50'31"	11.47'
C10	123.84'	50.00'	141'41'02"	143.92'
C11	22.55'	50.00'	25'50'31"	11.47'
C12	39.27'	25.00'	90'00'00"	25.00'
C13	18.60'	50.00'	19'01'10"	8.38'
C14	5.95'	50.00'	6'49'00"	2.98'
C15	34.83'	50.00'	39'54'52"	18.16'
C16	13.61'	50.00'	15'35'51"	6.85'
C17	6.56'	50.00'	7'30'56"	3.28'
C18	13.93'	50.00'	15'58'03"	7.01'
C19	12.52'	50.00'	14'20'34"	6.29'
C20	41.78'	50.00'	47'51'32"	22.19'
C21	8.43'	50.00'	02'29'14"	0.21'
C22	16.09'	25.00'	36'52'12"	8.33'
C23	23.18'	25.00'	53'07'48"	12.50'
C24	39.27'	25.00'	90'00'00"	25.00'
C25	39.27'	25.00'	90'00'00"	25.00'
C26	23.18'	25.00'	53'07'48"	12.50'
C27	16.09'	25.00'	36'52'12"	8.33'
C28	23.18'	25.00'	53'07'48"	12.50'
C29	16.09'	25.00'	36'52'12"	8.33'
C30	57.96'	50.00'	66'25'19"	32.73'
C31	215.04'	50.00'	246'25'19"	76.38'
C32	9.71'	50.00'	11'07'47"	4.87'
C33	48.25'	50.00'	65'17'32"	26.19'
C34	94.80'	50.00'	108'38'08"	69.63'
C35	20.14'	50.00'	23'04'26"	10.21'
C36	81.93'	50.00'	93'38'44"	53.26'
C37	18.41'	50.00'	21'06'01"	9.31'
C38	215.04'	50.00'	246'25'19"	76.38'
C40	29.12'	50.00'	33'22'07"	14.99'
C41	20.14'	50.00'	23'04'26"	10.21'
C42	24.15'	50.00'	27'40'34"	12.32'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N00°04'23"E	3.00'
L2	S89°55'37"E	8.00'
L3	S29°55'37"E	45.77'
L4	N60°04'23"E	20.00'
L5	S29°55'37"E	34.23'
L6	N22°15'04"W	40.44'
L7	N67°44'56"E	20.00'
L8	N22°15'04"W	41.59'
L9	S00°04'23"W	30.00'
L10	S53°40'39"E	28.08'
L11	N36°19'21"E	20.00'
L12	S53°40'39"E	28.08'
L13	N78°45'48"E	10.20'
L14	N49°08'23"W	20.00'
L16	N46°44'29"E	22.86'
L17	S85°57'17"W	28.08'
L18	N04°32'43"W	20.00'
L19	S85°57'17"W	28.08'

**LOT TABLE**

LOT NO.	SO. FT.	ACRES
1	5,750	0.1320
70	6,133	0.1408
71	6,133	0.1408
72	6,133	0.1408
73	6,293	0.1445
74	6,293	0.1445
75	6,279	0.1441
76	8,082	0.1855
77	6,423	0.1474
78	6,439	0.1478
79	6,417	0.1473
80	6,395	0.1468
81	6,373	0.1463
82	6,352	0.1458
83	6,330	0.1453
146	5,976	0.1372
147	6,000	0.1377
148	6,000	0.1377
149	6,000	0.1377
150	7,187	0.1650
151	6,345	0.1457
152	6,325	0.1452
153	5,750	0.1320
154	5,750	0.1320
155	5,750	0.1320
156	5,750	0.1320
157	5,728	0.1315
158	5,728	0.1315
159	5,750	0.1320
160	5,750	0.1320
161	5,750	0.1320
162	5,750	0.1320
163	6,325	0.1452
164	6,325	0.1452



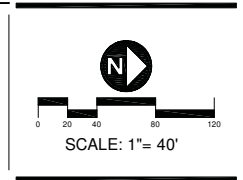
**PULTE GROUP**  
**MERRILL RANCH**  
**FINAL PLAT - UNIT 53**

SITUATED WITHIN THE WEST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

**UNIT 53**  
**LAYOUT**  
**SHEET 3 OF 8**

DATE: 06/20/2018  
 DRAWN BY: JMW  
 CHECKED BY: JMW  
 PLOTTED: 06/20/2018  
 CODE: FINAL PLAT

18-1010 UNRECORDED COUNTY RECORDS  
 Bureau 700 West 1st Street, Phoenix, AZ 85003 | (602) 257-1000 | [pdx.com](http://pdx.com)

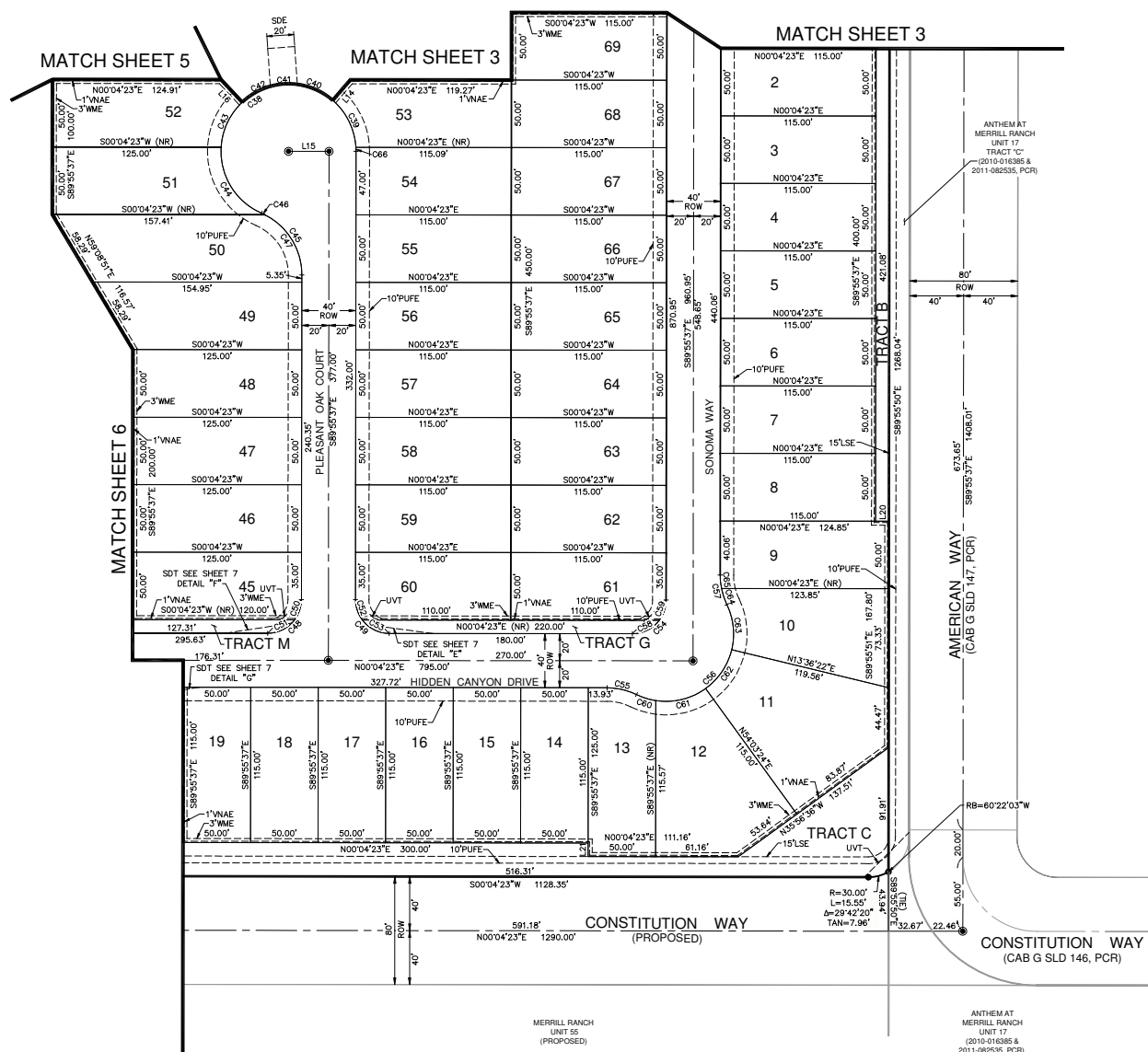


**RECORDER**

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS

I hereby certify that the within instrument is filed in the official records of this County as First No. \_\_\_\_\_ Date: \_\_\_\_\_

Requester of: \_\_\_\_\_  
 Witness my hand and official seal: \_\_\_\_\_  
 Virginia Ross Pinal County Recorder  
 By: \_\_\_\_\_ Deputy



**LOT TABLE**

LOT NO.	SQ. FT.	ACRES
2	5,750	0.1320
3	5,750	0.1320
4	5,750	0.1320
5	5,750	0.1320
6	5,750	0.1320
7	5,750	0.1320
8	5,750	0.1320
9	6,239	0.1432
10	6,962	0.1598
11	5,750	0.1320
12	8,931	0.2050
13	6,106	0.1402
14	5,750	0.1320
15	5,750	0.1320
16	5,750	0.1320
17	5,750	0.1320
18	5,750	0.1320
19	5,750	0.1320
45	6,226	0.1429
46	6,250	0.1435
47	6,250	0.1435
48	6,250	0.1435
49	6,999	0.1607
50	8,146	0.1870
51	8,466	0.1930
52	6,552	0.1504
53	6,114	0.1404
54	5,750	0.1320
55	5,750	0.1320
56	5,750	0.1320
57	5,750	0.1320
58	5,750	0.1320
59	5,750	0.1320
60	5,726	0.1315
61	5,750	0.1320
62	5,750	0.1320
63	5,750	0.1320
64	5,750	0.1320
65	5,750	0.1320
66	5,750	0.1320
67	5,750	0.1320
68	5,750	0.1320
69	5,750	0.1320

**ABBREVIATIONS**

(AC) ACRE  
 (AL) ALUMINUM CAP  
 (BC) BRASS CAP  
 (B) BOLT  
 (BOB) BASIS OF BEARING  
 (CMU) CONCRETE MASONRY UNIT  
 (D) DIKE  
 (GLO) GENERAL LAND OFFICE  
 (FND) FOUND MONUMENT  
 (L) LAND SURVEYORS REGISTRATION No.  
 (M) MEASURED  
 (MOR) MORE OR LESS  
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 (NR) INDICATES LINE IS NOT RADIAL TO CURVE  
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 (R) RANGE LINE, NO. EAST  
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 (SEC) SECTION No.  
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 (SLD) SANITARY SEWER EASEMENT  
 (SSE) SURVEY DISTANCE TRIANGLE  
 (T # S) TOWNSHIP LINE No. SOUTH  
 (TOW) TOWNSHIP  
 (UNSTR) UNSTRUCTURED VIEW TRIANGLE  
 (VME) VEHICULAR NON-ACCESS EASEMENT  
 (WAE) WALL MAINTENANCE EASEMENT

**LINE TABLE**

LINE	BEARING	DISTANCE
L14	N49°08'23"W	20.00'
L15	S00°04'23"W	30.00'
L16	N48°44'29"E	22.86'
L20	N00°04'23"E	9.85'
L21	S89°55'37"E	10.00'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C38	215.04'	50.00'	248.2319°	78.38'
C39	39.94'	50.00'	45.4612°	21.11'
C40	29.12'	50.00'	33.2207°	14.99'
C41	20.14'	50.00'	23.0426°	10.21'
C42	24.15'	50.00'	27.4012°	16.32'
C43	37.72'	50.00'	43.1343°	19.81'
C44	60.97'	50.00'	68.5142°	34.92'
C45	57.96'	50.00'	66.2519°	32.73'
C46	2.28'	50.00'	3.0955°	1.38'
C47	55.20'	50.00'	63.1524°	30.79'
C48	39.27'	25.00'	90°00'00"	25.00'
C49	39.27'	25.00'	90°00'00"	25.00'
C50	16.09'	25.00'	36.5212°	8.33'
C51	23.18'	25.00'	53.0748°	12.50'
C52	16.09'	25.00'	36.5212°	8.33'
C53	23.18'	25.00'	53.0748°	12.50'
C54	39.27'	25.00'	90°00'00"	25.00'
C55	22.55'	50.00'	25.5031°	11.47'
C56	123.64'	50.00'	141.4102°	143.82'
C57	22.55'	50.00'	25.5031°	11.47'
C58	23.18'	25.00'	53.0748°	12.50'
C59	16.09'	25.00'	36.5212°	8.33'
C60	15.00'	50.00'	17.1114°	7.56'
C61	38.98'	50.00'	44.4016°	20.54'
C62	35.30'	50.00'	40.2703°	18.42'
C63	34.36'	50.00'	39.2229°	17.89'
C64	12.55'	50.00'	14.2247°	6.31'
C65	10.00'	50.00'	11.2744°	5.02'
C66	3.00'	50.00'	3.2623°	1.50'

**SYMBOL LEGEND**

SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)  
 QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)  
 CENTERLINE MONUMENT  
 (BRASS CAP, OR AS NOTED)  
 1/2" REBAR & CAP, RLS 43021, SET (UNLESS NOTED OTHERWISE)

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 TERMINAL POINT ON ROW INDICATES THAT PORTION OF EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

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 (UNSTR) UNSTRUCTURED VIEW TRIANGLE  
 (VME) VEHICULAR NON-ACCESS EASEMENT  
 (WAE) WALL MAINTENANCE EASEMENT



**DATE: JUN 2, 2016**

DESIGNED BY: **MOG**

DRAWN BY: **ETS**

CHECKED BY: **JWW**

PROJECT: **FINAL PLAT**

SCALE: **FINAL PLAT**

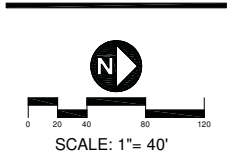
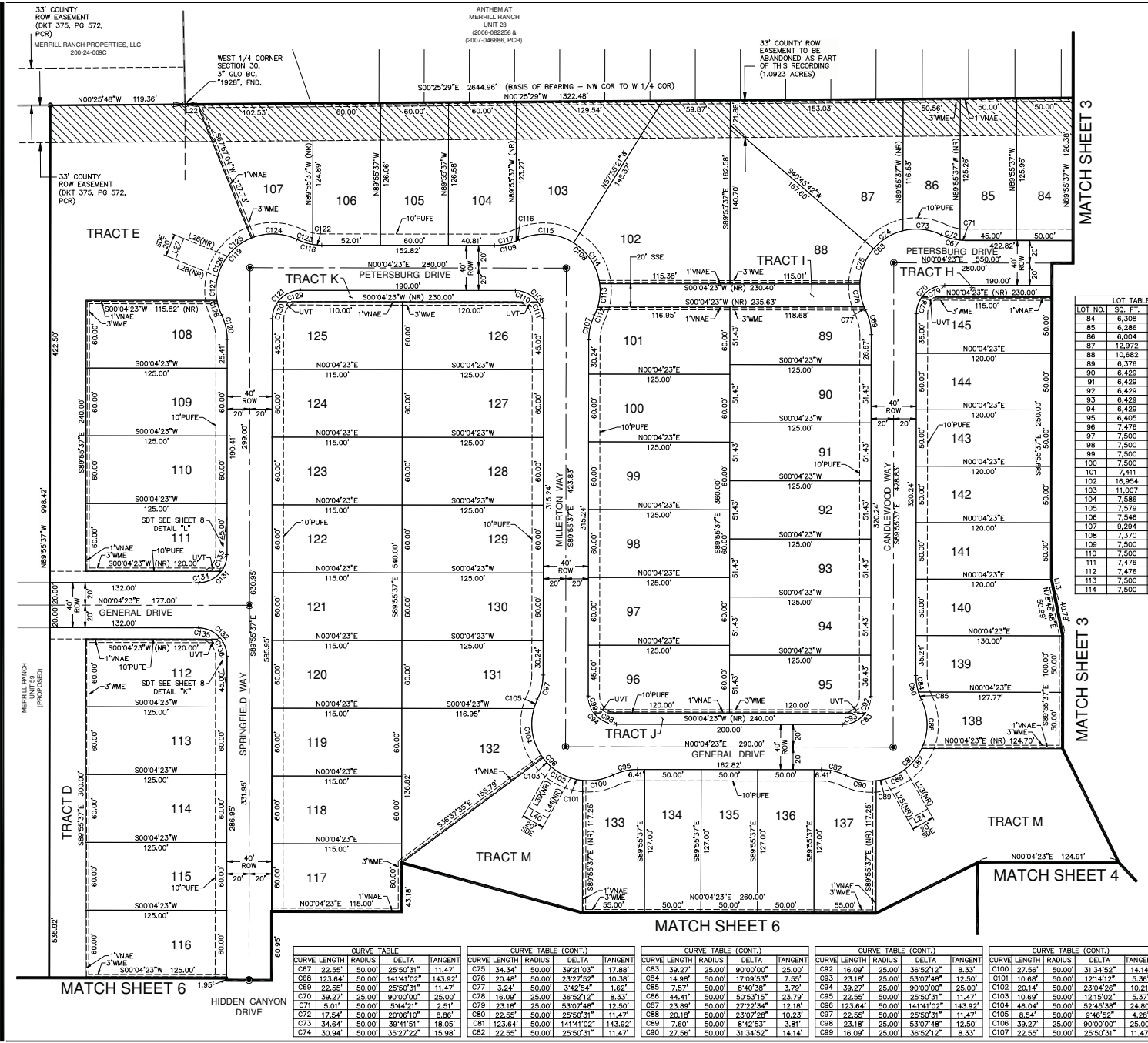


**PULTE GROUP**  
**MERRILL RANCH**  
**FINAL PLAT - UNIT 53**

SITUATED WITHIN THE WEST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

**UNIT 53**  
**LAYOUT**  
**SHEET 4 OF 8**

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**RECORDER**

STATE OF ARIZONA  
COUNTY OF PINAL } SS

I hereby certify that the within instrument is filed in the official records of this County as File No. \_\_\_\_\_ Date \_\_\_\_\_ Request of \_\_\_\_\_ Witness my hand and official seal \_\_\_\_\_ Virginia Ross Pinal County Recorder By: \_\_\_\_\_ Deputy

**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- 1/2 REBAR & CAP, RLS 43021, SET (UNLESS NOTED OTHERWISE)

**LINE LEGEND**

- BREAK LINE
- CENTERLINE OF ROADWAY EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- SECTION LINE
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 1/4 COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

**ABBREVIATIONS**

(AC) ACRE  
(AL) ALUMINUM CAP  
(BC) BRASS CAP  
(BO) BOUNDARY  
(B) BASIS OF BEARING  
(CM) CONCRETE MASONRY UNIT  
(D) DOCKET  
(F) FOUND MONUMENT  
(GLO) GROUND LEVEL OFFICE  
(L) LAND SURVEYORS REGISTRATION No.  
(M) MEASURED  
(N) NO IDENTIFICATION, (NO Ls No.)  
(NR) INDICATES LINE IS NOT RADIAL TO CURVE  
(NTS) NOT TO SCALE  
(P) PINAL COUNTY RECORDER  
(PG) PAGE  
(POB) POINT OF BEGINNING  
(PUFE) PUBLIC UTILITY FACILITY EASEMENT / DRAINAGE EASEMENT  
(R) RECORD  
(R) RANGE LINE NO. EAST  
(R) RIGHT OF WAY  
(SEC) SECTION  
(SD) STORM DRAIN EASEMENT  
(S) SITE  
(SS) SANITARY SEWER EASEMENT  
(T) TOWNSHIP LINE NO. SOUTH  
(T) TOWNSHIP FLORENCE  
(UVT) UNSTRUCTURED VIEW TRIANGLE  
(VNAE) VEHICULAR NON-ACCESS EASEMENT  
(W) WALL MAINTENANCE EASEMENT

**LOT TABLE**

LOT NO.	SO. FT.	ACRES
84	6,308	0.1448
85	6,286	0.1443
86	6,004	0.1376
87	12,972	0.2978
88	10,682	0.2452
89	6,376	0.1464
90	6,429	0.1476
91	6,429	0.1476
92	6,429	0.1476
93	6,429	0.1476
94	6,429	0.1476
95	6,405	0.1470
96	7,476	0.1716
97	7,500	0.1722
98	7,500	0.1722
99	7,500	0.1722
100	7,500	0.1722
101	7,411	0.1701
102	16,954	0.3892
103	11,007	0.2527
104	7,598	0.1742
105	7,579	0.1740
106	7,546	0.1732
107	9,294	0.2134
108	7,370	0.1692
109	7,500	0.1722
110	7,500	0.1722
111	7,476	0.1716
112	7,476	0.1716
113	7,500	0.1722
114	7,500	0.1722

**LINE BEARING TABLE**

LINE	BEARING	DISTANCE
L13	S35°36'20"W	18.43'
L22	N00°25'29"W	10.72'
L23	N00°17'44"E	40.36'
L24	N28°42'16"W	20.00'
L25	N60°17'44"E	41.67'
L26	S22°00'51"W	41.64'
L27	N0°59'05"W	20.00'
L28	S22°00'51"W	40.39'
L29	S60°24'51"E	41.01'
L40	N29°35'09"E	20.00'
L41	S60°24'51"E	41.01'

**CURVE TABLE (CONT.)**

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C108	123.64'	50.00'	141°41'02"	143.92'
C109	22.55'	50.00'	25°50'31"	11.47'
C110	23.18'	25.00'	53°07'48"	12.50'
C111	16.09'	25.00'	36°32'12"	8.33'
C112	8.54'	50.00'	9°45'27"	4.28'
C113	20.20'	50.00'	23°08'45"	10.24'
C114	44.43'	50.00'	50°4'39"	23.80'
C115	50.48'	50.00'	57°50'46"	27.63'
C116	2.88'	50.00'	3°18'11"	1.43'
C117	19.69'	50.00'	22°34'00"	9.98'
C118	22.55'	50.00'	25°50'31"	11.47'
C119	123.64'	50.00'	141°41'02"	143.92'
C120	22.55'	50.00'	25°50'31"	11.47'
C121	39.27'	25.00'	90°00'00"	25.00'
C122	8.07'	50.00'	9°11'43"	4.02'
C123	145.31'	50.00'	163°34'7"	73.31'
C124	41.86'	50.00'	47°57'51"	22.24'
C125	28.86'	50.00'	30°46'49"	13.76'
C126	20.16'	50.00'	23°07'12"	10.23'
C127	123.64'	50.00'	141°41'02"	143.92'
C128	13.50'	50.00'	15°28'20"	6.79'
C129	23.18'	25.00'	53°07'48"	12.50'
C130	16.09'	25.00'	36°32'12"	8.33'
C131	39.27'	25.00'	90°00'00"	25.00'
C132	39.27'	25.00'	90°00'00"	25.00'
C133	16.09'	25.00'	36°32'12"	8.33'
C134	23.18'	25.00'	53°07'48"	12.50'
C135	23.18'	25.00'	53°07'48"	12.50'
C136	16.09'	25.00'	36°32'12"	8.33'

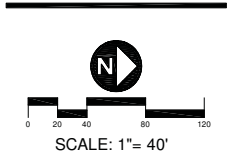
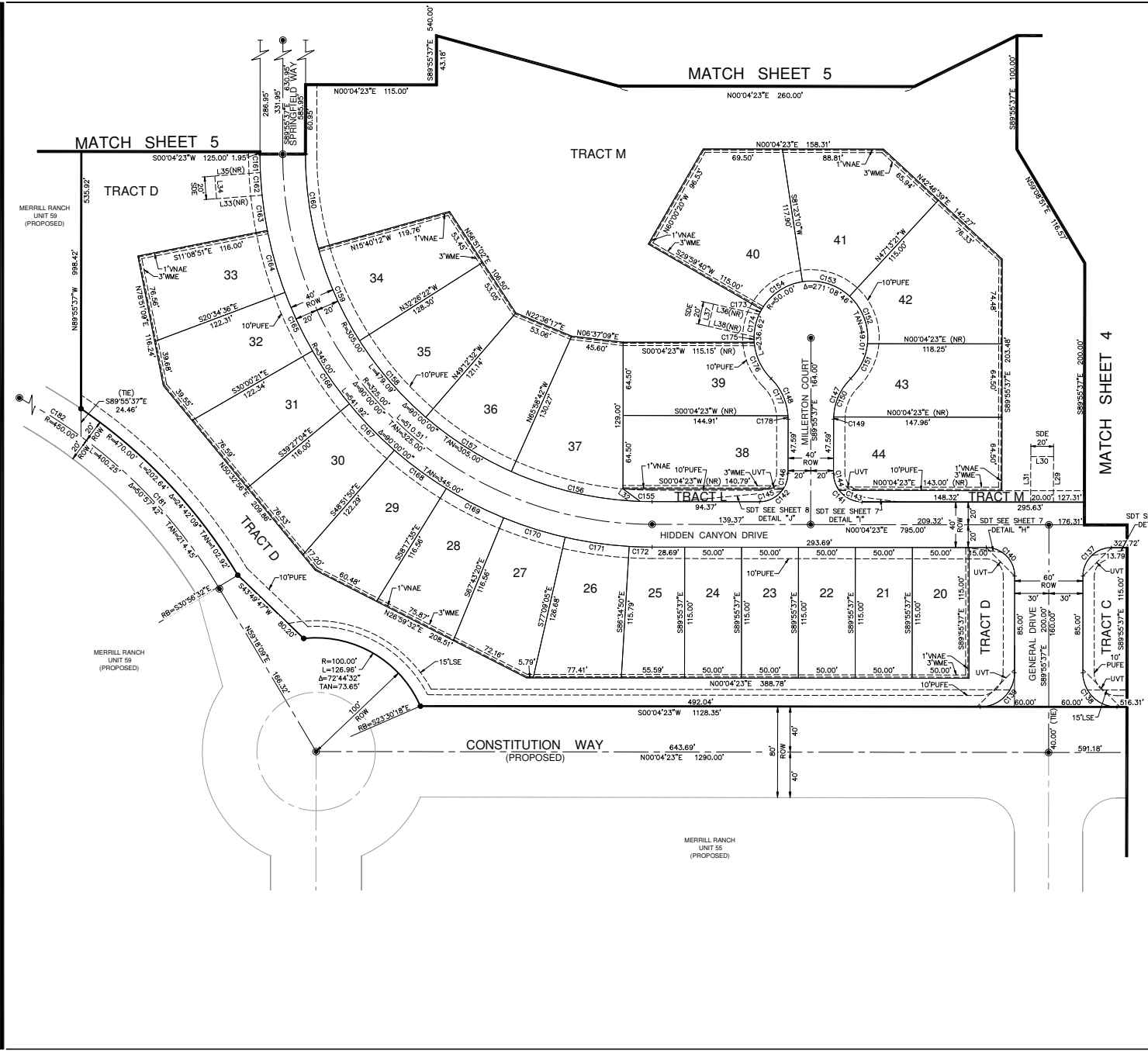
**CURVE TABLE (CONT.)**

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C67	22.55'	50.00'	25°50'31"	11.47'
C68	123.64'	50.00'	141°41'02"	143.92'
C69	22.55'	50.00'	25°50'31"	11.47'
C70	39.27'	25.00'	90°00'00"	25.00'
C71	5.01'	50.00'	5°44'21"	2.51'
C72	17.54'	50.00'	20°06'10"	8.86'
C73	34.64'	50.00'	39°41'51"	18.05'
C74	30.94'	50.00'	35°27'22"	15.98'
C75	34.34'	50.00'	39°21'03"	17.88'
C76	20.48'	50.00'	23°27'52"	10.38'
C77	3.24'	50.00'	3°42'54"	1.62'
C78	16.09'	25.00'	36°32'12"	8.33'
C79	23.18'	25.00'	53°07'48"	12.50'
C80	22.55'	50.00'	25°50'31"	11.47'
C81	123.64'	50.00'	141°41'02"	143.92'
C82	22.55'	50.00'	25°50'31"	11.47'
C83	39.27'	25.00'	90°00'00"	25.00'
C84	14.98'	50.00'	7°09'53"	7.55'
C85	7.57'	50.00'	8°40'38"	3.78'
C86	44.41'	50.00'	50°3'15"	23.79'
C87	23.89'	50.00'	27°22'34"	12.18'
C88	20.18'	50.00'	23°72'28"	10.23'
C89	7.60'	50.00'	8°42'53"	3.81'
C90	27.56'	50.00'	31°34'52"	14.14'
C91	16.09'	25.00'	36°32'12"	8.33'

**PULTE GROUP**  
**MERRILL RANCH**  
**FINAL PLAT - UNIT 53**

SITUATED WITHIN THE WEST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

**UNIT 53**  
**LAYOUT**  
**SHEET 5 OF 8**



**LOT TABLE**

LOT NO.	SQ. FT.	ACRES
20	5,750	0.1320
21	5,750	0.1320
22	5,750	0.1320
23	5,750	0.1320
24	5,750	0.1320
25	5,010	0.1150
26	8,009	0.1839
27	8,134	0.1867
28	7,857	0.1758
29	8,081	0.1855
30	7,851	0.1802
31	7,855	0.1803
32	8,467	0.1944
33	7,853	0.1803
34	8,892	0.2041
35	8,927	0.2049
36	8,979	0.2061
37	10,022	0.2301
38	9,334	0.2143
39	8,398	0.1928
40	11,610	0.2695
41	11,689	0.2683
42	11,693	0.2684
43	8,624	0.1980
44	8,522	0.2198

**LINE TABLE**

LINE	BEARING	DISTANCE
L29	N89°53'37"E	40.00'
L30	N00°04'23"E	20.00'
L31	N89°53'37"W	40.00'
L32	N36°09'10"E	18.56'
L33	S04°17'50"E	40.14'
L34	N85°42'10"E	20.00'
L35	S04°17'50"W	40.14'
L36	S12°48'20"W	41.01'
L37	N77°11'40"W	20.00'
L38	S12°48'20"W	41.01'

**CURVE TABLE**

CURVE LENGTH	RADIUS	DELTA	TANGENT	
C137	39.27'	25.00'	90°00'00"	25.00'
C138	47.12'	30.00'	90°00'00"	30.00'
C139	47.12'	30.00'	90°00'00"	30.00'
C140	39.27'	25.00'	90°00'00"	25.00'
C141	39.27'	25.00'	90°00'00"	25.00'
C142	39.27'	25.00'	90°00'00"	25.00'
C143	23.18'	25.00'	53°07'48"	12.50'
C144	16.09'	25.00'	36°52'12"	8.33'
C145	24.55'	25.00'	56°19'43"	13.37'
C146	14.72'	25.00'	33°44'17"	7.58'
C147	39.27'	50.00'	45°34'23"	21.00'
C148	39.27'	50.00'	45°34'23"	21.00'
C149	1.91'	50.00'	2°11'39"	0.96'
C150	37.86'	50.00'	43°22'44"	19.89'
C151	34.76'	50.00'	39°50'02"	18.12'
C152	46.28'	50.00'	53°02'05"	24.85'
C153	44.85'	50.00'	51°23'30"	24.06'
C154	44.85'	50.00'	51°23'30"	24.06'
C155	10.63'	305.00'	1°59'47"	5.31'
C156	116.88'	305.00'	21°57'07"	59.15'
C157	89.27'	305.00'	16°46'10"	44.95'
C158	89.27'	305.00'	16°46'10"	44.95'
C159	89.27'	305.00'	16°46'10"	44.95'
C160	83.80'	305.00'	15°44'35"	42.17'
C161	16.32'	345.00'	2°42'34"	8.16'
C162	20.90'	345.00'	3°19'19"	10.00'
C163	31.52'	345.00'	5°11'51"	15.63'
C164	56.78'	345.00'	9°25'45"	28.45'
C165	56.78'	345.00'	9°25'45"	28.45'
C166	56.78'	345.00'	9°25'45"	28.45'
C167	56.78'	345.00'	9°25'48"	28.45'
C168	56.78'	345.00'	9°25'45"	28.45'
C169	56.78'	345.00'	9°25'45"	28.45'
C170	56.78'	345.00'	9°25'45"	28.45'
C171	56.78'	345.00'	9°25'45"	28.45'
C172	20.15'	345.00'	3°20'47"	10.08'
C173	4.93'	50.00'	5°39'06"	2.47'
C174	20.14'	50.00'	2°34'25"	10.21'
C175	4.93'	50.00'	5°39'06"	2.47'
C176	35.88'	50.00'	41°07'00"	18.75'
C177	36.74'	50.00'	42°05'58"	19.24'
C178	3.03'	50.00'	3°28'26"	1.52'
C181	182.15'	450.00'	23°11'33"	92.34'
C182	218.10'	450.00'	27°46'09"	111.23'

**RECORDER**

STATE OF ARIZONA }  
COUNTY OF PINAL } SS

I hereby certify that the within instrument is filed in the official records of this County as File No. \_\_\_\_\_  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal:  
Virginia Ross Pinal County Recorder  
By: \_\_\_\_\_ Deputy

**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- REBAR & CAP, RLS 43021, SET (UNLESS NOTED OTHERWISE)

**LINE LEGEND**

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 3/4 COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

**ABBREVIATIONS**

(AC) ACRE  
(AL) ALUMINUM CAP  
(B) BRASS CAP  
(BC) BICYCLE  
(BOB) BASIS OF BEARING  
(CMU) CONCRETE MASONRY UNIT  
(DC) DOCKET  
(F) FOUND MONUMENT  
(GLO) GENERAL LAND OFFICE  
(L) LANDSCAPE EASEMENT  
(LS) LAND SURVEYORS REGISTRATION No. MEASURED  
(M) MORE OR LESS  
(NO ID) NO IDENTIFICATION, (NO LS No.) INDICATES LINE IS NOT  
(NR) RADIAL TO CURVE  
(NTS) NOT TO SCALE  
(P) PINAL COUNTY RECORDER  
(PAGE) PAGE  
(POB) POINT OF BEGINNING  
(PULF) PUBLIC UTILITY FACILITY EASEMENT/  
(DRAINAGE) DRAINAGE EASEMENT  
(R) RECORD  
(R) RANGE LINE, NO. EAST  
(R) RIGHT OF WAY  
(SEC) SECTION  
(S) STORM DRAIN EASEMENT  
(SSE) SANITARY SEWER EASEMENT  
(T) TOWNSHIP LINE No. SOUTH  
(T) TOWN OF FLORENCE, PINAL COUNTY, ARIZONA  
(T) UNSTRUCTURED VIEW TRIANGLE  
(V) VEHICULAR NON-EASEMENT  
(WAE) WALL MAINTENANCE EASEMENT

**BAXTER DESIGN GROUP**

DATE: **JUNE 2, 2016**

DESIGNED BY: **MOB**

DRAWN BY: **ETS**

CHECKED BY: **JHW**

PROJECT: **FINAL PLAT**

SCALE: **FINAL PLAT**

REVISIONS:

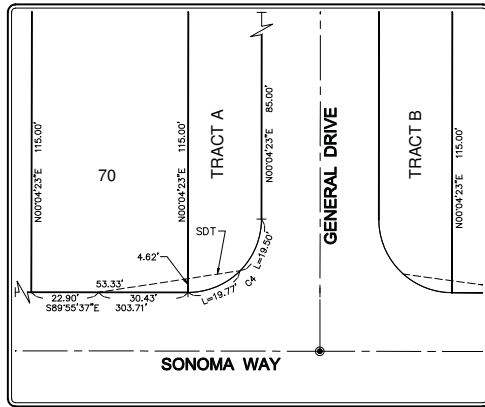
**VERSION 7**

**PULTE GROUP**  
**MERRILL RANCH**  
**FINAL PLAT - UNIT 53**

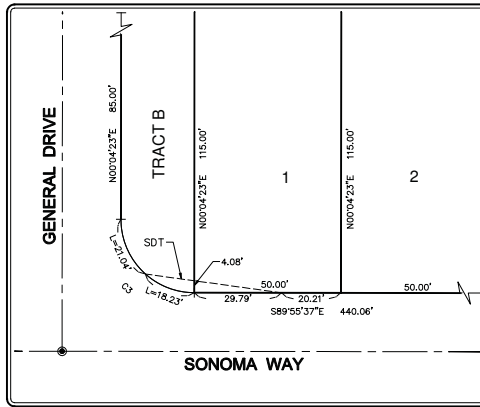
SITUATED WITHIN THE WEST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

**UNIT 53 LAYOUT SHEET 6 OF 8**

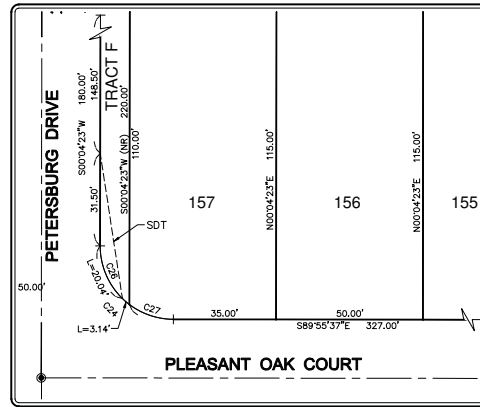
AR 1070 UNREGISTERED COUNTY RECORDS  
Volume 702 and 802 5/27/2016 by [redacted] on 5/27/2016



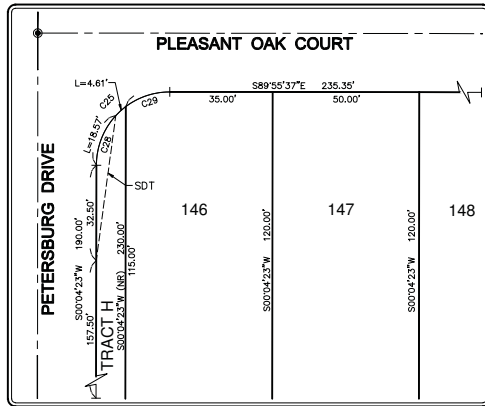
DETAIL "A"  
SCALE: 1"=20'



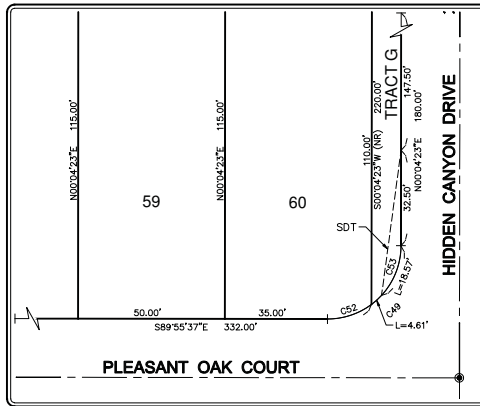
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SCALE: 1"=20'



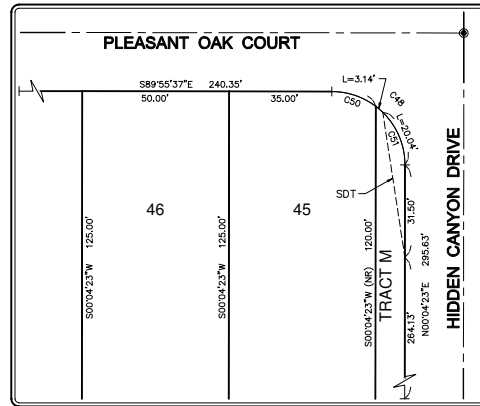
DETAIL "C"  
SCALE: 1"=20'



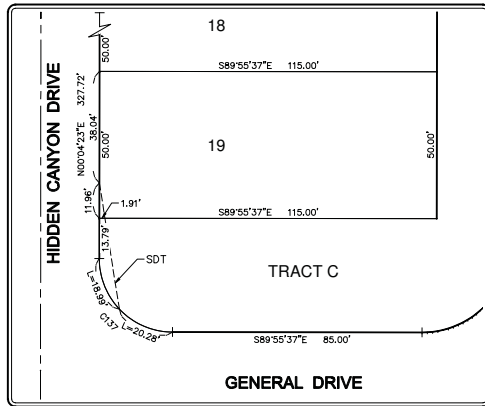
DETAIL "D"  
SCALE: 1"=20'



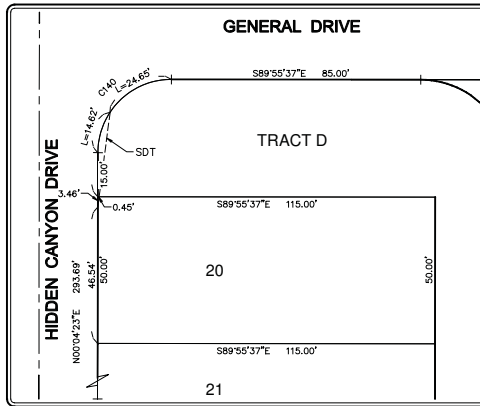
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SCALE: 1"=20'



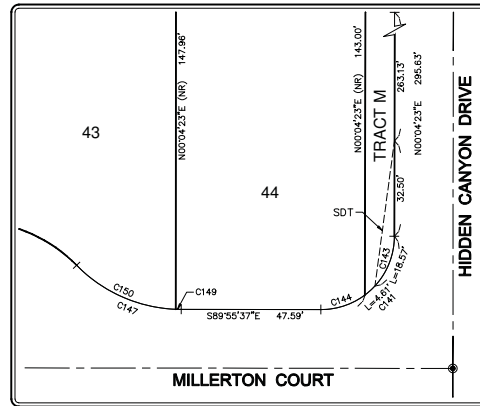
DETAIL "F"  
SCALE: 1"=20'



DETAIL "G"  
SCALE: 1"=20'



DETAIL "H"  
SCALE: 1"=20'



DETAIL "I"  
SCALE: 1"=20'

**RECORDER**

STATE OF ARIZONA }  
COUNTY OF PINAL } SS  
I hereby certify that the within instrument is filed in the official records of this County as First No. \_\_\_\_\_ Date: \_\_\_\_\_ Request of: \_\_\_\_\_ Witness my hand and official seal: Virginia Ross Pinal County Recorder By: \_\_\_\_\_ Pinal County Recorder Deputy

**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- 1/2" REBAR & CAP, RLS 43021, SET (UNLESS NOTED OTHERWISE)

**LINE LEGEND**

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 1/2" COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

**ABBREVIATIONS**

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- B BOB
- (BOB) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DIT SOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No.
- (M) MEASURED
- MCL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R (R) RANGE LINE No. EAST
- RB ROW
- ROW RADIAL BEARING
- RIGHT OF WAY
- SEC SECTION
- SDC STORM DRAIN EASEMENT
- SLD SLIDE
- SE SANITARY SEWER EASEMENT
- SDT SHORT DISTANCE TRIANGLE
- T # S TOWNSHIP LINE No. SOUTH
- TOF TOWN OF FLORENCE
- UNV UNOBSTRUCTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE:	JUNE 2, 2015
DESIGNED BY:	MOB
DRAWN BY:	STB
CHECKED BY:	JWW
PROJECT:	
SCALE:	FINAL PLAT



REVISION:	

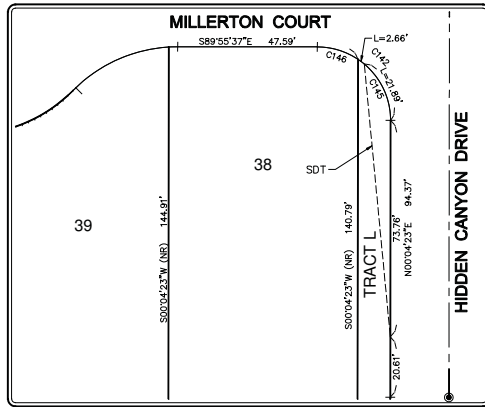
**PULTE GROUP  
MERRILL RANCH  
FINAL PLAT - UNIT 53**

SITUATED WITHIN THE WEST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

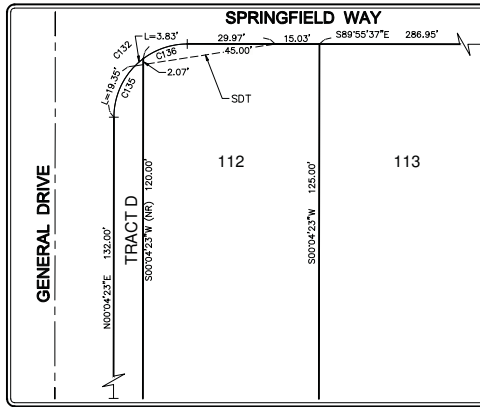
UNIT 53  
SDT DETAILS  
SHEET 7 OF 8

44-1170-UNIMPROVED-COMMUNITY-TRACTS-Subarea  
Scale: 7/8"=100' (SEE PLAN) | 10/10/14, 10/15, 2015 | 10/10/14, 10/15, 2015

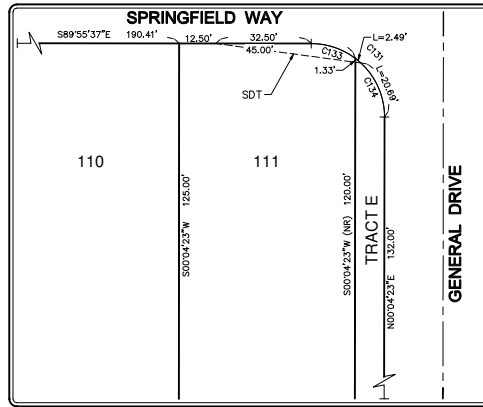
VERSION 7



DETAIL "J"  
SCALE: 1"=20'



DETAIL "K"  
SCALE: 1"=20'



DETAIL "L"  
SCALE: 1"=20'

**RECORDER**

STATE OF ARIZONA }  
COUNTY OF PINAL } SS  
I hereby certify that the within instrument is filed in the official records of this County as  
File No. \_\_\_\_\_  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal:  
Virginia Ross Pinal County Recorder  
By: \_\_\_\_\_ Deputy

**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- 1/2" REBAR & CAP, RLS 43021, SET (UNLESS NOTED OTHERWISE)

**LINE LEGEND**

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- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

**ABBREVIATIONS**

- (AC) ACRE
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- BC BRASS CAP
- BOB BOOTH
- (BOB) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No.
- (M) MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUEF PUBLIC UTILITY FACILITY EASEMENT/ RECORD
- (R) RANGE LINE No. EAST
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
- SLD SLIDE
- SSE SANITARY SEWER EASEMENT
- SDT SIGHT DISTANCE TRIANGLE
- T # S TOWNSHIP LINE No. SOUTH
- TOWN OF FLORENCE
- UVT UNOBSTRUCTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE: JUNE 2, 2015  
DESIGNED BY: MGG  
DRAWN BY: STS  
CHECKED BY: JMW  
PROJECT: FINAL PLAT  
SCALE: FINAL PLAT




REVISION	DATE	BY

**PULTE GROUP  
MERRILL RANCH  
FINAL PLAT - UNIT 53**

SITUATED WITHIN THE WEST HALF OF SECTION 30,  
TOWNSHIP 4 SOUTH, RANGE 9 EAST  
OF THE GILA AND SALT RIVER MERIDIAN,  
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 53  
SDT DETAILS  
SHEET 8 OF 8



	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u></b> <b>9i.</b>
<b>MEETING DATE:</b> September 21, 2015  <b>DEPARTMENT:</b> Community Development  <b>STAFF PRESENTER:</b> Mark Eckhoff, AICP Community Development Director  <b>SUBJECT:</b> Resolution No. 1564-15: Final Plat for Anthem at Merrill Ranch Unit 50		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input checked="" type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Regulatory</li> <li><input type="checkbox"/> 1<sup>st</sup> Reading</li> <li><input type="checkbox"/> 2<sup>nd</sup> Reading</li> </ul> <input type="checkbox"/> <b>Other</b>

**RECOMMENDED MOTION/ACTION:**

Motion to adopt Resolution No. 1564-15 for the Final Plat of Anthem at Merrill Ranch Unit 50.

**BACKGROUND/DISCUSSION:**

Pulte Home Corporation requests approval of this proposed subdivision located within the Sun City portion of the Anthem at Merrill Ranch Community. This subdivision includes 118 single-family residential lots and provides two points of ingress/egress into the subdivision. In addition, a third point of access is planned to the north. The subdivision will also be connected to a future subdivision to the north, Unit 56, thus increasing connectivity.

The proposed density of this subdivision is 2.68 dwelling units per acre. This subdivision expands the current and planned network of green belts and walking trails for Anthem at Merrill Ranch with approximately 17 acres dedicated to open space via this Final Plat. The subdivision conforms to the project's Planned Unit Development zoning.

The Preliminary Plat for Unit 50 was approved by the Planning and Zoning Commission on June 18, 2015. All planned subdivision improvements have been approved by the Town Engineer and Fire Marshall and will be constructed to Town specifications. Street names and addresses have been approved by the Town's GIS Coordinator. Water and sewer infrastructure will be provided by Johnson Utilities.

**FINANCIAL IMPACT:**

Pulte Homes will construct the roadways within this subdivision to Town standards and will maintain the roadways until the end of the construction warranty period.

Development of this subdivision allows for continued rooftop development and population growth within the Town of Florence, which subsequently will facilitate new employment and commercial opportunities.

**RECOMMENDATION:**

Motion to adopt Resolution No. 1564-15 for the Final Plat of Anthem at Merrill Ranch Unit 50.

**ATTACHMENTS:**

Resolution No. 1564-15  
Final Plat for Anthem at Merrill Ranch Unit 50

## RESOLUTION NO. 1564-15

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY ARIZONA, APPROVING THE FINAL PLAT FOR MERRILL RANCH UNIT 50; REQUIRING THE PROVISION OF AN INFRASTRUCTURE IMPROVEMENT ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED IMPROVEMENTS TO BE COMPLETED; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.**

**BE IT RESOLVED** by the Mayor and Council of the Town of Florence, Arizona, as follows:

1. Approve the Final Plat for Merrill Ranch Unit 50 subject to Developer/Owner's compliance with all applicable laws and ordinances.
2. Require that the Developer/Owner secures its provision of the installation or construction of the required improvements with one of the following alternatives prior to execution of the plat by Town officials and employees and recordation of the Final Plat with the Office of the Pinal County Recorder:
  - a. Provide an infrastructure improvement assurance in an amount of the full cost, as determined by the Town Engineer, of the materials and the installation or construction necessary to complete the subdivision improvements. Said guarantee shall be in the form of a performance bond, an irrevocable letter of credit, or cash funds in escrow or on deposit with the Town prior to recording of the Final Plat. The required improvements for which the guarantee is provided must be completed within 12 months of recordation of the Final Plat or the Town may, without further Council action, declare the financial guarantee to be in default, call on the guarantee, and require that all the improvements be installed; or
  - b. At the request of the Developer/Owner, the Developer/Owner shall enter into an agreement which shall require completion of the required improvements no later than twelve months from the date this Final Plat is approved herein and the Town Community Development Director shall withhold recordation of the Final Plat in the Office of the Pinal County Recorder until the Town Engineer has verified such completion. If Developer/Owner does not complete the improvements within 12 months of this approval, the approval shall expire and be deemed withdrawn; or
  - c. Other means of providing infrastructure improvement assurance as permitted by Town Resolution No. 917-05 shall be allowed. Town and Developer/Owner shall agree on the exact mechanisms and timing necessary to guarantee completion of all required infrastructure

requirements prior to the recording of the Final Plat. The Final Plat approval shall expire in 12 months from this approval if the Final Plat is not recorded prior to said date.

3. Authorize execution by the Town Manager of any documentation necessary to provide the above-referenced infrastructure improvement assurance and/or agreement requiring completion of the public improvements.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Florence, Arizona, this 21<sup>st</sup> day of September 2015.

\_\_\_\_\_  
Tom J. Rankin, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lisa Garcia, Town Clerk

\_\_\_\_\_  
Clifford L. Mattice, Town Attorney

# APPLICATION FOR FINAL PLAT

PROJECT NAME: Merrill Ranch Unit-50


REQUEST TYPE:  Final Plat  Final Plat Amendment  
 Map of Dedication

1. Property Owner: Name: Pulte Group, Inc (Dan Bonow, P.E.)  
Address: 16767 N. Perimeter Drive, Suite 100  
Scottsdale, Az 85260  
Phone: 480-391-6000 Fax: 480-391-6109  
Email: Dan.Bonow@Pulte.com

2. Applicant/Developer: Name: Pulte Group, Inc (Dan Bonow, P.E.)  
Address: 16767 N. Perimeter Drive, Suite 100  
Scottsdale, Az 85260  
Phone: 480-391-6000 Fax: 480-391-6109  
Email: Dan. Bonow@Pulte.com

3. Address or Location of Property: Merrill Ranch, Florence, AZ

4. Tax Parcel Numbers: \_\_\_\_\_  
Gross Acres: 43.94 ac Number of Lots: 118  
Zoning: PUD

  
SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE 7/22/15  
DATE

## FOR STAFF USE ONLY:

CASE NO. <u>22-15-45</u>	APPLICATION DATE AND TIME <u>7-22-15</u>
PERMIT NO. _____	FEE \$ <u>86,490.00</u>
HEARING DATE <u>9/21/15</u>	REVIEWED BY: <u>Gilbert Olgin</u>
RECOMMENDATION: APPROVAL	DISAPPROVAL

# FINAL PLAT

## ANTHEM AT MERRILL RANCH UNIT 50 (TOWN OF FLORENCE, AZ)

SITUATED WITHIN THE EAST HALF OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA  
**DECLARATION, TITLE WARRANTY AND DEDICATION**  
STATE OF ARIZONA } SS.

COUNTY OF PINAL } SS.  
KNOW ALL MEN BY THESE PRESENTS:

PULTE HOME CORPORATION, A MICHIGAN CORPORATION, (HEREINAFTER REFERRED TO IN THIS PLAT AS THE "MASTER DEVELOPER"), AND POSTON BUTTE GOLF CLUB, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, (HEREINAFTER REFERRED TO IN THIS PLAT AS THE "GOLF CLUB") AS OWNERS HAVE SUBDIVIDED UNDER THE NAME ANTHEM AT MERRILL RANCH - UNIT 50, LOCATED WITHIN THE EAST HALF OF SECTION 19 AND NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

THE "MASTER DEVELOPER" IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR PURPOSES AND ALL INCIDENTALS THEREIN; AND (B) THE PROPERTY, EXCEPT TRACT A, UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. THE "MASTER DEVELOPER" HEREBY WARRANTS TO TOWN OF FLORENCE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS.

THE "GOLF CLUB" IS THE OWNER OF FEE TITLE IN TRACT A UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. THE "GOLF CLUB" HEREBY WARRANTS TO TOWN OF FLORENCE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS.

STREET RIGHT-OF-WAY SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.  
AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE VEHICULAR NON-ACCESS EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO ARTERIAL OR COLLECTOR STREETS.

PULTE HOME CORPORATION, A MICHIGAN CORPORATION (GRANTOR) DOES HEREBY CONVEY TO SUN CITY ANTHEM AT MERRILL RANCH COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION (GRANTEE), THE FOLLOWING REAL PROPERTY TOGETHER WITH ALL RIGHTS AND PRIVILEGES APPURTENANT THEREIN, TO WIT: TRACTS B, C, D, E, F, G, H, I, J, K, L, M, N AND O AS DEPICTED HEREON.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N AND O AND/OR THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE SUN CITY ANTHEM AT MERRILL RANCH COMMUNITY ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS AND CHARGE THE COMMUNITY ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

PUBLIC UTILITY FACILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGHOUT THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY FACILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IN WITNESS WHEREOF, PULTE HOME CORPORATION, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PULTE HOME CORPORATION, A MICHIGAN CORPORATION;  
BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

**ACKNOWLEDGEMENT**  
STATE OF \_\_\_\_\_ } SS.

COUNTY OF \_\_\_\_\_ } SS.  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED.

\_\_\_\_\_, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

IN WITNESS WHEREOF: POSTON BUTTE GOLF CLUB, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

POSTON BUTTE GOLF CLUB, LLC, A MICHIGAN LIMITED LIABILITY COMPANY;  
BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

**ACKNOWLEDGEMENT**  
STATE OF \_\_\_\_\_ } SS.

COUNTY OF \_\_\_\_\_ } SS.  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED.

\_\_\_\_\_, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

IN WITNESS WHEREOF: SUN CITY ANTHEM AT MERRILL RANCH COMMUNITY ASSOCIATION, INC., AS GRANTEE, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THE CONVEYANCE OF TRACTS B, C, D, E, F, G, H, I, J, K, L, M, N AND O BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

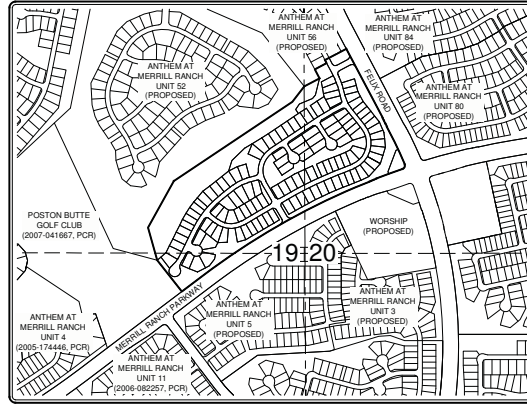
SUN CITY ANTHEM AT MERRILL RANCH COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION;  
BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

**ACKNOWLEDGEMENT**  
STATE OF \_\_\_\_\_ } SS.

COUNTY OF \_\_\_\_\_ } SS.  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED.

\_\_\_\_\_, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.



LOCATION MAP

### SHEET INDEX

SHEET NO.	CONTENTS
1	COVER SHEET
2	INDEX MAP/LEGAL DESCRIPTION
3	UNIT 50 LAYOUT
4	UNIT 50 LAYOUT
5	UNIT 50 LAYOUT
6	UNIT 50 LAYOUT
7	UNIT 50 LAYOUT
8	UNIT 50 SDT DETAILS
9	UNIT 50 SDT DETAILS

### TRACT AREA TABLE...UNIT 50

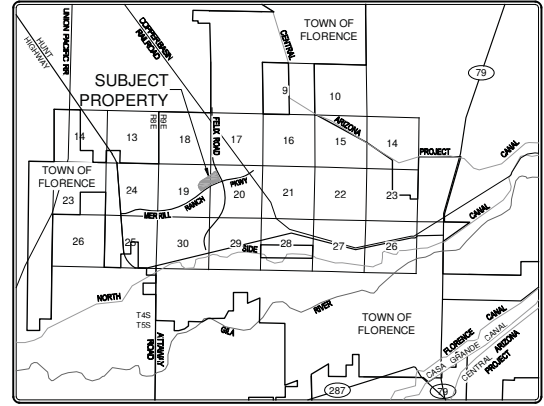
TRACT	AREA (AC)	USAGE
TRACT A	7.7612	LANDSCAPE, DRAINAGE, STORM DRAIN, WATER, PUBLIC UTILITY EASEMENT, GOLF COURSE & RETENTION
TRACT B	2.3375	LANDSCAPE, DRAINAGE, STORM DRAIN, WATER, SEWER, PUBLIC UTILITY EASEMENT & RETENTION
TRACT C	2.8657	LANDSCAPE, DRAINAGE, STORM DRAIN, WATER, PUBLIC UTILITY EASEMENT & RETENTION
TRACT D	0.0208	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT E	0.0573	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT F	0.0328	LANDSCAPE, STORM DRAIN, WATER, PUBLIC UTILITY EASEMENT & RETENTION
TRACT G	0.0615	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT H	2.1466	LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY EASEMENT & RETENTION
TRACT I	0.2541	LANDSCAPE, STORM DRAIN, PUBLIC UTILITY EASEMENT & RETENTION
TRACT J	0.1536	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & RETENTION
TRACT K	0.0229	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT L	0.1139	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT M	0.0616	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT N	0.3728	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT O	0.3182	LANDSCAPE, STORM DRAIN, PUBLIC UTILITY EASEMENT & RETENTION

### GENERAL NOTES

- ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
- ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ANTHEM AT MERRILL RANCH.
- PUBLIC UTILITY FACILITY EASEMENT WOULD BE LAND DEDICATED FOR INSTALLATION OF FACILITIES OVERHEAD AND UNDERGROUND, FURNISHED FOR USE BY THE PUBLIC. THIS TYPE OF EASEMENT MAY BE USED TO DEDICATE INGRESS TO PROPERTY, AS IN PRIVATE STREET SUBDIVISIONS. ALSO INCLUDE ARE IMPROVEMENTS SUCH AS STREETLIGHTS, TRAFFIC SIGNALS DEVICES, SIDEWALKS, AND FLOOD CONTROL. THESE FACILITIES MAY BE OWNED AND OPERATED BY THE MUNICIPALITY OR DULY AUTHORIZED BY STATE AND MUNICIPAL REGULATIONS.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF. NO TREES ARE ALLOWED.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT. (SEE SHEET 2 FOR DETAIL)
- ALL TRACTS THAT WILL NOT BE DEDICATED TO THE TOWN OF FLORENCE AND ALL COMMON PROPERTY SHALL BE IMPROVED BY IN-LANDSCAPING PLANS APPROVED BY THE TOWN OF FLORENCE AND ARE CONVEYED HERETO BY THE SUN CITY ANTHEM AT MERRILL RANCH COMMUNITY ASSOCIATION, INC., THE SUN CITY ANTHEM AT MERRILL RANCH COMMUNITY ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- ALL PROPERTY LINES SHOWN INTERSECTING AN ARC AREA TO BE ASSUMED RADIAL, UNLESS NOTED AS NON-RADIAL (NR).
- POSITIONAL TOLERANCE FOR WALLS COMMON TO TWO LOTS IS +/-1.00 FOOT FROM COMMON LOT LINE. WALLS COMMON TO A LOT AND A TRACT OR RIGHT-OF-WAY ARE TO BE WITHIN THE WALL MAINTENANCE EASEMENT.

### MERRILL RANCH COMMUNITY FACILITIES DISTRICT

NOTWITHSTANDING THE FOREGOING, THE OWNERS HEREBY RESERVE ANY AND ALL INTERESTS IN INFRASTRUCTURE-RELATED REAL PROPERTY OF SUCH INTERESTS IS ONLY TO THE EXTENT NECESSARY TO ACCOMMODATE THE DISTRICT'S ACQUISITION OF, AND PAYMENT TO THE OWNERS FOR, SUCH INTERESTS AND ANY RELATED PUBLIC INFRASTRUCTURE AS CONTEMPLATED BY THE DEVELOPMENT AGREEMENT AND THE PRE-ANNEXATION AGREEMENT. AFTER SUCH ACQUISITION BY THE DISTRICT, THE OWNERS WILL NO LONGER OWN SUCH INTERESTS. FOR PURPOSES OF THE FOREGOING, (A) "OWNERS" MEANS, COLLECTIVELY, PULTE HOME CORPORATION, A MICHIGAN CORPORATION, TOGETHER WITH SUCCESSORS AND ASSIGNS PURSUANT TO THE DEVELOPMENT AGREEMENT; (B) "INFRASTRUCTURE-RELATED REAL PROPERTY" MEANS ANY AND ALL OF THE FOREGOING REAL PROPERTY (I) ON OR OTHERWISE APPURTENANT TO WHICH ANY "PUBLIC INFRASTRUCTURE" (AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED) HAS BEEN OR IS TO BE CONSTRUCTED, (II) WHICH ITSELF IS OR IS TO BECOME SUCH PUBLIC INFRASTRUCTURE, OR (III) THE ACQUISITION OF WHICH WOULD CONSTITUTE A "PUBLIC INFRASTRUCTURE PURPOSE" (AS SUCH TERM IS DEFINED IN SUCH SECTION); (C) "PRE-ANNEXATION AGREEMENT" MEANS THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED AS FEE NUMBER DOCUMENT 2003-08815 ON THE OFFICIAL RECORDS OF THE PINAL COUNTY RECORDER; (D) "DISTRICT" MEANS THE COMMUNITY FACILITIES DISTRICT TO BE FORMED HEREAFTER BY THE TOWN OF FLORENCE, ARIZONA, THE "MUNICIPALITY" AND PRESENTLY ANTICIPATED TO BE KNOWN AS "MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 17" AS CONTENTED BY THE PRE-ANNEXATION AGREEMENT; AND (E) "DEVELOPMENT AGREEMENT" MEANS THE DEVELOPMENT AGREEMENT TO BE ENTERED INTO AMONG THE OWNERS, THE MUNICIPALITY, AND THE DISTRICT.



VICINITY MAP

### BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, (THE NORTHWEST CORNER BEING A FOUND A 3" AC, NO ID AND THE NORTH QUARTER CORNER BEING A FOUND 1-1/2" AC, NO ID), TOWNSHIP 4 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA; BEARING BEING N89°57'31"E. HORIZONTAL DISTANCE BETWEEN MONUMENTS BEING 2634.19'.

### WATER AND SEWER SERVICE CERTIFICATION

ANTHEM AT MERRILL RANCH UNIT 50 IS WITHIN THE SERVICE AREA OF JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 46-576, A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY JOHNSON UTILITIES DRINKING WATER SERVICE AGREEMENT, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ON-SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER OF THIS SUBDIVISION AND OWNED AND MAINTAINED BY JOHNSON UTILITIES, L.L.C.

JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ } SS.

COUNTY OF \_\_\_\_\_ } SS.  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY

\_\_\_\_\_, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

### COUNTY RIGHT-OF-WAY EASEMENT ABANDONED AS PART OF THIS RECORDING

PCR NO. \_\_\_\_\_ AREA (AC) \_\_\_\_\_ USAGE \_\_\_\_\_  
DKT 375, PG 572, PCR 0.7953 COUNTY RIGHT-OF-WAY NE 1/4 SEC 19, T4S, R9E  
DKT 375, PG 572, PCR 0.8052 COUNTY RIGHT-OF-WAY NW 1/4 SEC 20, T4S, R9E

### APPROVALS

BY ACCEPTANCE OF THIS PLAT, THE TOWN OF FLORENCE AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.  
APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND THE TOWN ENGINEER OF THE TOWN OF FLORENCE,  
ARIZONA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR  
TOWN OF FLORENCE, ARIZONA

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN ENGINEER  
TOWN OF FLORENCE, ARIZONA

APPROVED BY THE COUNCIL OF THE TOWN OF FLORENCE, ARIZONA, THIS \_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN CLERK

### RECORDER

STATE OF ARIZONA } SS  
COUNTY OF PINAL } SS  
I hereby certify that the within instrument is filed in the official records of this County as of \_\_\_\_\_ No. \_\_\_\_\_ Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal: \_\_\_\_\_  
Virginia Ross Pinal County Recorder  
By: \_\_\_\_\_ Deputy

### DEVELOPER / OWNER

PULTE HOME CORP.  
16767 PERIMETER DRIVE STE. 100  
SCOTTSDALE, AZ 85260-1042  
480.391.6013

### OWNER

POSTON BUTTE GOLF CLUB, LLC  
16767 PERIMETER DRIVE STE. 100  
SCOTTSDALE, AZ 85260-1042  
480.391.6013

### SURVEYOR

BAXTER DESIGN GROUP  
7580 N. DOBSON ROAD, SUITE 200  
SCOTTSDALE, AZ 85256  
480.818.6001

### LAND USE INFORMATION

GROSS AREA	43.9480 ACRES
OPEN SPACE	17.4980 ACRES
RIGHT-OF-WAY AREA	6.8254 ACRES
NET AREA	38.1226 ACRES
TOTAL LOTS	118
PROPOSED DENSITY	2,6850 D.U./AC.
ZONING	P.U.D. R-1

### UTILITIES AND SERVICES

GAS	SOUTHWEST GAS
SEWER	JOHNSON UTILITIES CO
WATER	JOHNSON UTILITIES CO
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	CENTURY LINK COMM.
CABLE	SOFT WASTE DISPOSAL TOWN OF FLORENCE
POLICE	COV/ONEST COMMUNICATIONS
FIRE	TOWN OF FLORENCE POLICE DEPARTMENT
SCHOOLS	TOWN OF FLORENCE FIRE DEPARTMENT
	FLORENCE UNIFIED SCHOOL DISTRICT



**BAXTER DESIGN GROUP**  
7580 N. Dobson Rd., Suite 200  
Scottsdale, AZ 85256  
(480) 818-6001

### SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME	DATE
DESIGNED BY	MMG
DRAWN BY	ETS
CHECKED BY	JWW
PROJECT	FINAL PLAT



J.W. WEEKS, R.L.S., 43021  
BAXTER DESIGN GROUP, LLC  
7580 N. DOBSON ROAD, SUITE 200  
SCOTTSDALE, AZ 85256  
BY SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

### PULTE GROUP ANTHEM AT MERRILL RANCH FINAL PLAT UNIT 50

SITUATED WITHIN THE EAST HALF OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 50  
COVER SHEET  
SHEET 1 OF 9

480.818.6001 | 7580 N. DOBSON RD., SUITE 200, SCOTTSDALE, AZ 85256

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING WITHIN THE EAST HALF OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 20 (1-1/2" ALUMINUM CAP, NO ID, FOUND) FROM WHICH THE NORTH QUARTER CORNER OF SECTION 20 (1-1/2" ALUMINUM CAP, NO ID, FOUND) BEARS NORTH 89 DEGREES 57 MINUTES 31 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 2634.19 FEET AND THE WEST QUARTER CORNER OF SECTION 20 (1/2" REBAR, NO ID, FOUND) BEARS SOUTH 00 DEGREES 15 MINUTES 55 SECONDS EAST, A DISTANCE OF 2468.14 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, A DISTANCE OF 1221.81 FEET, TO A POINT FROM WHICH THE WEST QUARTER CORNER OF SECTION 20 BEARS SOUTH 00 DEGREES 15 MINUTES 55 SECONDS EAST A DISTANCE OF 1422.33 FEET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 62 DEGREES 12 MINUTES 07 SECONDS EAST, A DISTANCE OF 146.84 FEET;

THENCE NORTH 27 DEGREES 47 MINUTES 53 SECONDS WEST, A DISTANCE OF 86.34 FEET;

THENCE NORTH 62 DEGREES 12 MINUTES 07 SECONDS EAST, A DISTANCE OF 115.00 FEET;

THENCE NORTH 27 DEGREES 47 MINUTES 53 SECONDS WEST, A DISTANCE OF 29.57 FEET;

THENCE NORTH 62 DEGREES 12 MINUTES 07 SECONDS EAST, A DISTANCE OF 205.00 FEET;

THENCE SOUTH 27 DEGREES 47 MINUTES 53 SECONDS EAST, A DISTANCE OF 339.59 FEET;

THENCE SOUTH 27 DEGREES 47 MINUTES 53 SECONDS WEST, A DISTANCE OF 115.00 FEET;

THENCE NORTH 15 DEGREES 45 MINUTES 23 SECONDS WEST, A DISTANCE OF 288.17 FEET;

THENCE NORTH 28 DEGREES 51 MINUTES 27 SECONDS EAST, A DISTANCE OF 452.55 FEET;

THENCE NORTH 56 DEGREES 17 MINUTES 52 SECONDS EAST, A DISTANCE OF 1,216.06 FEET;

THENCE NORTH 37 DEGREES 22 MINUTES 52 SECONDS EAST, A DISTANCE OF 164.92 FEET; TO THE POINT OF BEGINNING;

THENCE SOUTH 27 DEGREES 47 MINUTES 53 SECONDS EAST, A DISTANCE OF 39.36 FEET;

THENCE, SOUTHEASTERLY AN ARC DISTANCE OF 314.48 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3,927.50 FEET AND A CENTRAL ANGLE OF 04 DEGREES 35 MINUTES 16 SECONDS;

THENCE, SOUTHWESTERLY AN ARC DISTANCE OF 49.42 FEET ALONG A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 94 DEGREES 23 MINUTES 20 SECONDS;

THENCE, WESTERLY AN ARC DISTANCE OF 239.96 FEET ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 6,060.50 FEET AND A CENTRAL ANGLE OF 02 DEGREES 16 MINUTES 07 SECONDS;

THENCE, WESTERLY AN ARC DISTANCE OF 25.92 FEET ALONG A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 247.50 FEET AND A CENTRAL ANGLE OF 04 DEGREES 16 MINUTES 27 SECONDS;

THENCE, SOUTH 64 DEGREES 38 MINUTES 08 SECONDS WEST, A DISTANCE OF 21.66 FEET;

THENCE, WESTERLY AN ARC DISTANCE OF 18.14 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 284.50 FEET AND A CENTRAL ANGLE OF 03 DEGREES 39 MINUTES 13 SECONDS;

THENCE, WESTERLY AN ARC DISTANCE OF 1,627.37 FEET ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 6,057.50 FEET AND A CENTRAL ANGLE OF 15 DEGREES 23 MINUTES 34 SECONDS;

THENCE, SOUTH 52 DEGREES 53 MINUTES 47 SECONDS WEST, A DISTANCE OF 229.28 FEET;

THENCE NORTH 38 DEGREES 06 MINUTES 23 SECONDS WEST, A DISTANCE OF 339.59 FEET;

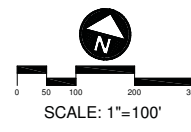
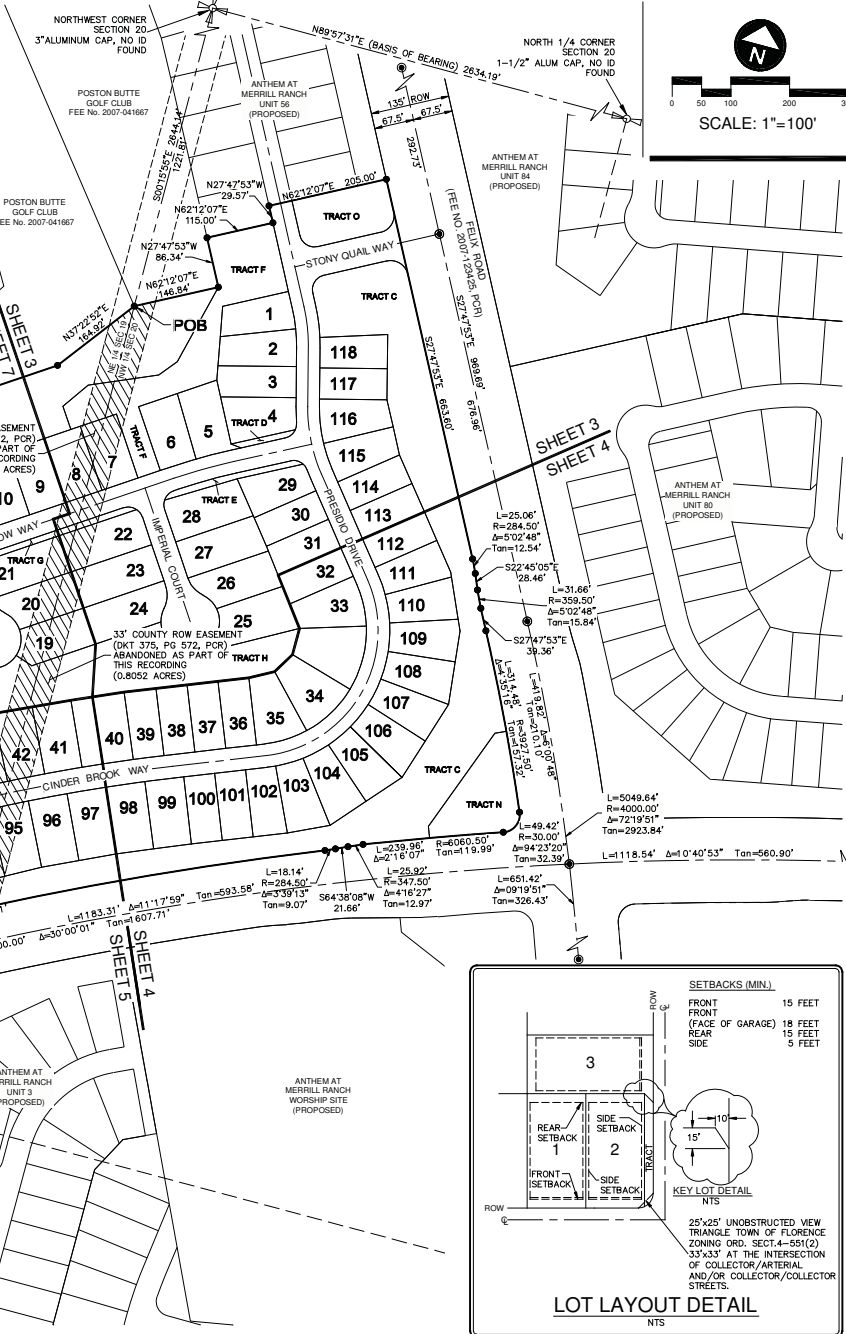
THENCE NORTH 15 DEGREES 45 MINUTES 23 SECONDS WEST, A DISTANCE OF 288.17 FEET;

THENCE NORTH 28 DEGREES 51 MINUTES 27 SECONDS EAST, A DISTANCE OF 452.55 FEET;

THENCE NORTH 56 DEGREES 17 MINUTES 52 SECONDS EAST, A DISTANCE OF 1,216.06 FEET;

THENCE NORTH 37 DEGREES 22 MINUTES 52 SECONDS EAST, A DISTANCE OF 164.92 FEET; TO THE POINT OF BEGINNING;

CONTAINING 43.9480 ACRES, MORE OR LESS.



**RECORDER**

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS

I hereby certify that the within instrument is filed in the official records of this County as follows:  
 File No. \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Requested of: \_\_\_\_\_  
 Witness my hand and official seal:  
 Virginia Ross  
 Pinal County Recorder  
 Deputy

**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE.
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- 1/2" REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

**LINE LEGEND**

- BREAK LINE
- CENTERLINE OF ROADWAY
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW
- INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

**ABBREVIATIONS**

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BO BASIS OF BEARING
- (BOB) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DCT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION NO.
- M MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUEF PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R (R) RANGE LINE NO. EAST
- RB ROW
- ROW RIGHT OF WAY
- SEC SECTION
- SEC STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- SOT SIGHT DISTANCE TRIANGLE
- T # S TOWNSHIP LINE NO. SOUTH
- TOP TOWN OF FLORENCE
- UNOB UNOBSTRUCTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WALL WALL MAINTENANCE EASEMENT



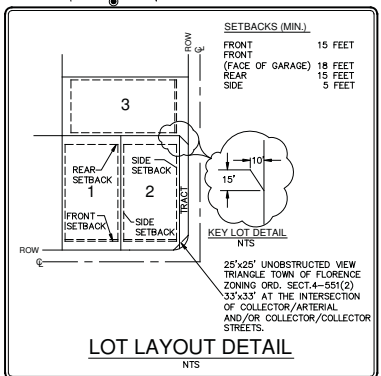
DATE:	JUNE 2, 2010
DESIGNED BY:	MOB
DRAWN BY:	ETS
CHECKED BY:	JWW
PROJECT:	FINAL PLAT
SCALE:	
REVISION:	

**PULTE GROUP  
 ANTHEM AT MERRILL RANCH  
 FINAL PLAT UNIT 50**

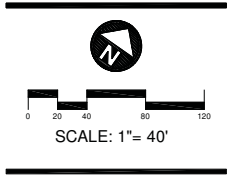
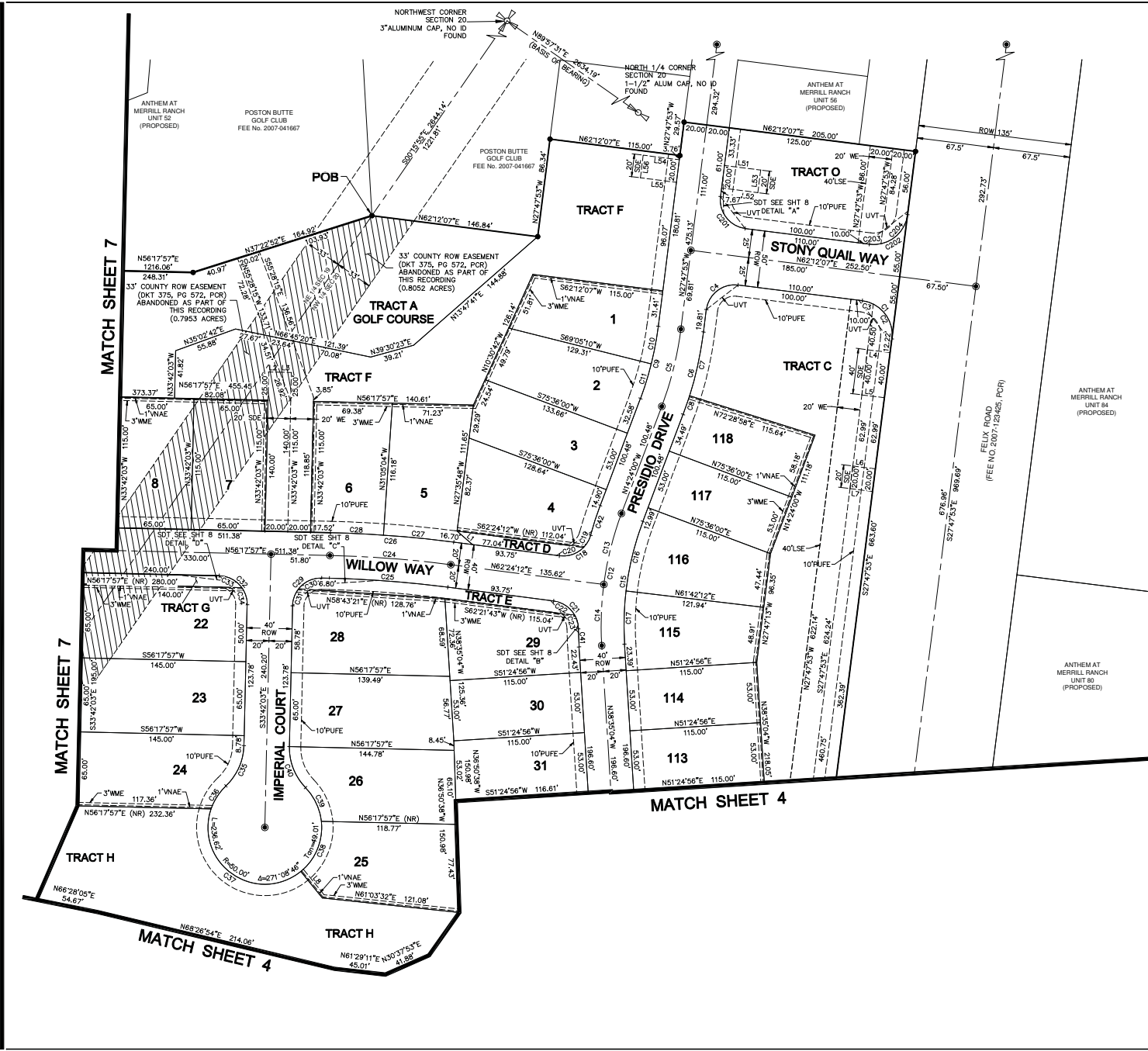
SITUATED WITHIN THE EAST HALF OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

**UNIT 50  
 INDEX MAP  
 SHEET 2 OF 9**

ALL RIGHTS RESERVED BY PULTE GROUP (PULTE GROUP, INC., 10000 W. BUCKLEBOURNE DRIVE, SUITE 100, BUCKLEBOURNE, IL 60521)



VERSION 2



**LOT TABLE**

LOT NO.	SQ. FT.	ACRES
1	7,074	0.1624
2	7,505	0.1723
3	7,056	0.1620
4	8,169	0.1875
5	8,065	0.1852
6	7,693	0.1766
7	7,475	0.1716
8	7,475	0.1716
22	9,401	0.2158
23	9,425	0.2164
24	8,798	0.2000
25	9,072	0.2083
26	8,647	0.1985
27	9,246	0.2123
28	8,696	0.2224
29	7,041	0.1616
30	6,095	0.1399
31	6,156	0.1409
113	6,095	0.1399
114	6,095	0.1399
115	7,078	0.1625
116	7,360	0.1680
117	6,095	0.1399
118	6,333	0.1454

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S83°54'24"E	18.03'
L2	N56°17'57"E	10.00'
L3	N56°17'57"E	8.88'
L4	S82°12'07"W	20.00'
L5	S82°12'07"W	20.00'
L6	N62°12'07"E	20.00'
L7	N62°12'07"E	20.00'
L8	N74°10'48"W	30.00'
L9	S82°12'07"W	32.00'
L10	S82°12'07"W	32.00'
L11	S82°12'07"W	32.00'
L12	S82°12'07"W	32.00'
L13	S82°12'07"W	32.00'
L14	S82°12'07"W	32.00'
L15	S82°12'07"W	32.00'
L16	S82°12'07"W	32.00'
L17	S82°12'07"W	32.00'
L18	S82°12'07"W	32.00'
L19	S82°12'07"W	32.00'
L20	S82°12'07"W	32.00'
L21	S82°12'07"W	32.00'
L22	S82°12'07"W	32.00'
L23	S82°12'07"W	32.00'
L24	S82°12'07"W	32.00'
L25	S82°12'07"W	32.00'
L26	S82°12'07"W	32.00'
L27	S82°12'07"W	32.00'
L28	S82°12'07"W	32.00'
L29	S82°12'07"W	32.00'
L30	S82°12'07"W	32.00'
L31	S82°12'07"W	32.00'
L32	S82°12'07"W	32.00'
L33	S82°12'07"W	32.00'
L34	S82°12'07"W	32.00'
L35	S82°12'07"W	32.00'
L36	S82°12'07"W	32.00'
L37	S82°12'07"W	32.00'
L38	S82°12'07"W	32.00'
L39	S82°12'07"W	32.00'
L40	S82°12'07"W	32.00'
L41	S82°12'07"W	32.00'
L42	S82°12'07"W	32.00'
L43	S82°12'07"W	32.00'
L44	S82°12'07"W	32.00'
L45	S82°12'07"W	32.00'
L46	S82°12'07"W	32.00'
L47	S82°12'07"W	32.00'
L48	S82°12'07"W	32.00'
L49	S82°12'07"W	32.00'
L50	S82°12'07"W	32.00'
L51	S82°12'07"W	32.00'
L52	S82°12'07"W	32.00'
L53	S82°12'07"W	32.00'
L54	S82°12'07"W	32.00'
L55	S82°12'07"W	32.00'
L56	S82°12'07"W	32.00'
L57	S82°12'07"W	32.00'
L58	S82°12'07"W	32.00'
L59	S82°12'07"W	32.00'
L60	S82°12'07"W	32.00'
L61	S82°12'07"W	32.00'
L62	S82°12'07"W	32.00'
L63	S82°12'07"W	32.00'
L64	S82°12'07"W	32.00'
L65	S82°12'07"W	32.00'
L66	S82°12'07"W	32.00'
L67	S82°12'07"W	32.00'
L68	S82°12'07"W	32.00'
L69	S82°12'07"W	32.00'
L70	S82°12'07"W	32.00'
L71	S82°12'07"W	32.00'
L72	S82°12'07"W	32.00'
L73	S82°12'07"W	32.00'
L74	S82°12'07"W	32.00'
L75	S82°12'07"W	32.00'
L76	S82°12'07"W	32.00'
L77	S82°12'07"W	32.00'
L78	S82°12'07"W	32.00'
L79	S82°12'07"W	32.00'
L80	S82°12'07"W	32.00'
L81	S82°12'07"W	32.00'
L82	S82°12'07"W	32.00'
L83	S82°12'07"W	32.00'
L84	S82°12'07"W	32.00'
L85	S82°12'07"W	32.00'
L86	S82°12'07"W	32.00'
L87	S82°12'07"W	32.00'
L88	S82°12'07"W	32.00'
L89	S82°12'07"W	32.00'
L90	S82°12'07"W	32.00'
L91	S82°12'07"W	32.00'
L92	S82°12'07"W	32.00'
L93	S82°12'07"W	32.00'
L94	S82°12'07"W	32.00'
L95	S82°12'07"W	32.00'
L96	S82°12'07"W	32.00'
L97	S82°12'07"W	32.00'
L98	S82°12'07"W	32.00'
L99	S82°12'07"W	32.00'
L100	S82°12'07"W	32.00'

**CURVE TABLE**

CURVE LENGTH	RADIUS	DELTA	TANGENT	
C1	47.12'	30.00'	90°00'00"	30.0007'
C2	36.93'	30.00'	70°31'44"	21.21'
C3	10.20'	30.00'	19°28'16"	5.15'
C4	39.27'	25.00'	90°00'00"	25.0007'
C5	70.15'	300.00'	13°23'54"	35.24'
C6	74.83'	320.00'	13°23'54"	37.59'
C7	57.42'	320.00'	10°16'51"	28.79'
C8	17.41'	320.00'	3°07'03"	8.71'
C9	65.48'	280.00'	18°23'54"	32.89'
C10	33.64'	280.00'	6°53'03"	16.84'
C11	31.83'	280.00'	6°30'50"	15.93'
C12	116.19'	280.00'	24°11'09"	59.99'
C13	64.49'	280.00'	13°11'49"	32.39'
C14	53.70'	280.00'	10°59'16"	26.93'
C15	109.75'	280.00'	24°11'09"	56.70'
C16	63.06'	260.00'	13°53'48"	31.69'
C17	46.69'	260.00'	10°17'17"	23.41'
C18	35.80'	25.00'	82°02'28"	21.75'
C19	12.61'	25.00'	28°54'40"	6.44'
C20	23.18'	25.00'	53°07'48"	12.50'
C21	35.80'	25.00'	82°02'28"	21.75'
C22	23.18'	25.00'	53°07'48"	12.50'
C23	12.61'	25.00'	28°54'40"	6.44'
C24	106.53'	1000.00'	6°06'14"	53.32'
C25	104.40'	980.00'	6°06'14"	52.25'
C26	106.67'	1020.00'	6°06'14"	54.38'
C27	62.09'	1020.00'	3°28'16"	31.05'
C28	46.57'	1020.00'	2°36'58"	23.29'
C29	39.27'	25.00'	90°00'00"	25.0007'
C30	23.18'	25.00'	53°07'48"	12.50'
C31	16.09'	25.00'	36°52'12"	8.33'
C32	39.27'	25.00'	90°00'00"	25.0007'
C33	23.18'	25.00'	53°07'48"	12.50'
C34	16.09'	25.00'	36°52'12"	8.33'
C35	39.27'	25.00'	90°00'00"	25.0007'
C36	24.33'	50.00'	27°52'50"	12.41'
C37	129.30'	50.00'	148°10'18"	176.36'
C38	49.65'	50.00'	56°33'28"	27.09'
C39	33.34'	50.00'	36°15'09"	17.33'
C40	39.77'	50.00'	45°34'23"	21.00'
C41	15.86'	300.00'	3°01'44"	7.93'
C42	27.43'	300.00'	5°14'17"	13.72'
C201	39.27'	25.00'	90°00'00"	25.0007'
C202	47.12'	30.00'	90°00'00"	30.0007'
C203	10.20'	30.00'	19°28'16"	5.15'
C204	36.93'	30.00'	70°31'44"	21.21'

**RECORDER**

STATE OF ARIZONA }  
COUNTY OF PINAL } SS

I hereby certify that the within instrument is filed in the official records of this County as File No. \_\_\_\_\_ Date: \_\_\_\_\_

Request of: \_\_\_\_\_  
Witness my hand and official seal: \_\_\_\_\_  
Virginia Ross Pinal County Recorder  
By: \_\_\_\_\_ Deputy

**SYMBOL LEGEND**

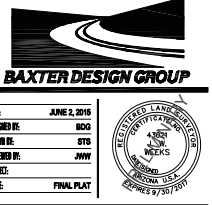
- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE.
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT
- (BRASS CAP, OR AS NOTED)
- 3/4" REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

**LINE LEGEND**

- BREAK LINE
- CENTERLINE OF ROADWAY
- GENERAL LAND OFFICE
- PLAT BOUNDARY
- PROPERTY LINE
- SECTION LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

**ABBREVIATIONS**

- (AC) ACRE
- (ALUM) ALUMINUM CAP
- (BC) BRASS CAP
- (BOB) BASIS OF BEARING
- (CMU) CONCRETE MASONRY UNIT
- (DCT) DOCKET
- (FND) FOUND MONUMENT
- (GLO) GENERAL LAND OFFICE
- (LE) LANDSCAPE EASEMENT
- (LS#) LAND SURVEYORS REGISTRATION NO.
- (M) MEASURED
- (MOR) MORE OR LESS
- (NO ID) NO IDENTIFICATION, (NO LS No.)
- (NR) RADIAL TO CURVE
- (IND) INDICATES LINE IS NOT TO SCALE
- (PC) FINAL COUNTY RECORDER PAGE
- (PG) POINT OF BEGINNING
- (PUFE) PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- (R) RECORD
- (R) RANGE LINE NO. EAST
- (RB) RIGHT OF WAY
- (ROW) RIGHT OF WAY
- (SEC) SECTION
- (SDE) STORM DRAIN EASEMENT
- (SSE) SANITARY SEWER EASEMENT
- (SST) SURVEY DISTANCE TRIANGLE
- (T # S) TOWNSHIP LINE NO. SOUTH
- (TOW) TOWN OF FLORENCE
- (UNV) UNSTRUCTURED VIEW TRIANGLE
- (VNE) VEHICULAR NON-ACCESS EASEMENT
- (WMA) WALK MAINTENANCE EASEMENT



**PULTE GROUP**  
ANTHEM AT MERRILL RANCH  
FINAL PLAT UNIT 50

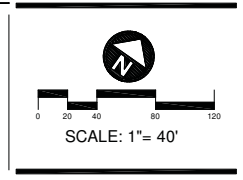
SITUATED WITHIN THE EAST HALF OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

**UNIT 50**  
**LAYOUT SHEET**  
**SHEET 3 OF 9**

VERSION 2







**RECORDER**

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS

I hereby certify that the within instrument is filed in the official records of this County as File No. \_\_\_\_\_ Date: \_\_\_\_\_

Request of: \_\_\_\_\_  
 Witness my hand and official seal: \_\_\_\_\_  
 Virginia Ross Pinal County Recorder  
 By: \_\_\_\_\_ Deputy

- SYMBOL LEGEND**
- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE.
  - QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
  - CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
  - 1/2" REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)
- LINE LEGEND**
- BREAK LINE
  - CENTERLINE OF ROADWAY
  - EASEMENT LINE
  - PLAT BOUNDARY
  - PROPERTY LINE
  - SECTION LINE
  - TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

- ABBREVIATIONS**
- (AC) ACRE
  - AL ALUMINUM CAP
  - BC BRASS CAP
  - B BOULDER
  - BS BASIS OF BEARING
  - CMU CONCRETE MASONRY UNIT
  - DKT DOCKET
  - FND FOUND MONUMENT
  - GLO GENERAL LAND OFFICE
  - LE LANDSCAPE EASEMENT
  - LS# SURVEYORS REGISTRATION No.
  - MCL MORE OR LESS
  - MEASURED
  - NO ID NO IDENTIFICATION, (NO LS No.)
  - (NR) INDICATES LINE IS NOT RADIAL TO CURVE
  - NTS NOT TO SCALE
  - PCR PINAL COUNTY RECORDER
  - PG PAGE
  - POB POINT OF BEGINNING
  - PUE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
  - R RECORD
  - R BEARING
  - ROW RANGE LINE NO. EAST RIGHT OF WAY
  - SEC SECTION
  - SDS STORM DRAIN EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - SOT SURVEYOR'S OFFICE TRIANGLE
  - T # S TOWNSHIP LINE No. SOUTH
  - TOP TOWN OF FLORENCE
  - UNV UNSTRUCTURED VIEW TRIANGLE
  - VNAE VEHICULAR NON-ACCESS EASEMENT
  - WME WALL MAINTENANCE EASEMENT

**LOT TABLE**

LOT NO.	SQ. FT.	ACRES
41	7,610	0.1747
42	7,693	0.1766
43	7,814	0.1794
44	7,680	0.1763
45	7,530	0.1729
46	7,462	0.1711
47	6,691	0.1536
48	6,659	0.1529
49	6,659	0.1529
50	6,659	0.1529
87	6,095	0.1399
88	6,095	0.1399
89	6,095	0.1399
90	6,095	0.1399
91	6,095	0.1399
92	7,274	0.1739
93	7,137	0.1716
94	7,740	0.1777
95	7,649	0.1756
96	7,604	0.1746
97	7,604	0.1746

**LINE TABLE**

LINE	BEARING	DISTANCE
L17	N65°52'21"E	20.00'
L18	N29°59'10"W	20.01'
L19	N60°00'50"E	20.00'
L20	N29°59'10"W	20.01'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C72	7.87	3020.00'	0°08'57"	3.93'
C73	20.00'	3020.00'	0°22'46"	10.00'
C74	7.87	3020.00'	0°08'57"	3.93'
C75	64.57	3020.00'	1°13'30"	32.29'
C76	64.57	3020.00'	1°13'30"	32.29'
C77	64.57	3020.00'	1°13'30"	32.29'
C78	64.57	3020.00'	1°13'30"	32.29'
C79	64.12	3020.00'	1°12'59"	32.06'
C80	0.45'	3020.00'	0°00'31"	0.23'
C81	67.14'	2980.00'	1°17'27"	33.57'
C82	67.14'	2980.00'	1°17'27"	33.57'
C83	67.14'	2980.00'	1°17'27"	33.57'
C84	67.14'	2980.00'	1°17'27"	33.57'
C85	67.14'	2980.00'	1°17'27"	33.57'
C86	17.40'	2980.00'	0°20'04"	8.70'
C87	39.27'	25.00'	90°00'00"	25.00'
C88	3.63'	25.00'	81°00'00"	1.82'
C89	35.64'	25.00'	81°40'57"	21.61'
C90	46.07'	30.00'	87°59'46"	28.97'
C91	53.98'	6057.50'	0°30'38"	26.99'
C92	55.52'	6057.50'	0°31'31"	27.76'
C93	28.31'	6057.50'	0°16'04"	14.16'
C94	20.00'	6057.50'	0°11'21"	10.00'
C95	47.63'	30.00'	90°58'08"	30.51'
C96	39.27'	25.00'	90°00'00"	25.00'
C97	35.64'	25.00'	81°40'57"	21.61'
C98	3.63'	25.00'	81°00'00"	1.82'
C99	39.27'	25.00'	90°00'00"	25.00'
C100	16.09'	25.00'	38°52'12"	8.33'
C101	23.18'	25.00'	53°07'48"	12.50'
C102	39.27'	25.00'	90°00'00"	25.00'

**BAXTER DESIGN GROUP**

DATE: **JUNE 2, 2016**

DESIGNED BY: **MMB**

DRAWN BY: **RTS**

CHECKED BY: **JWW**

SCALE: **FINAL PLAT**

PROJECT: \_\_\_\_\_

REVISION: \_\_\_\_\_

VERSION: **2**

**PULTE GROUP**

**ANTHEM AT MERRILL RANCH**

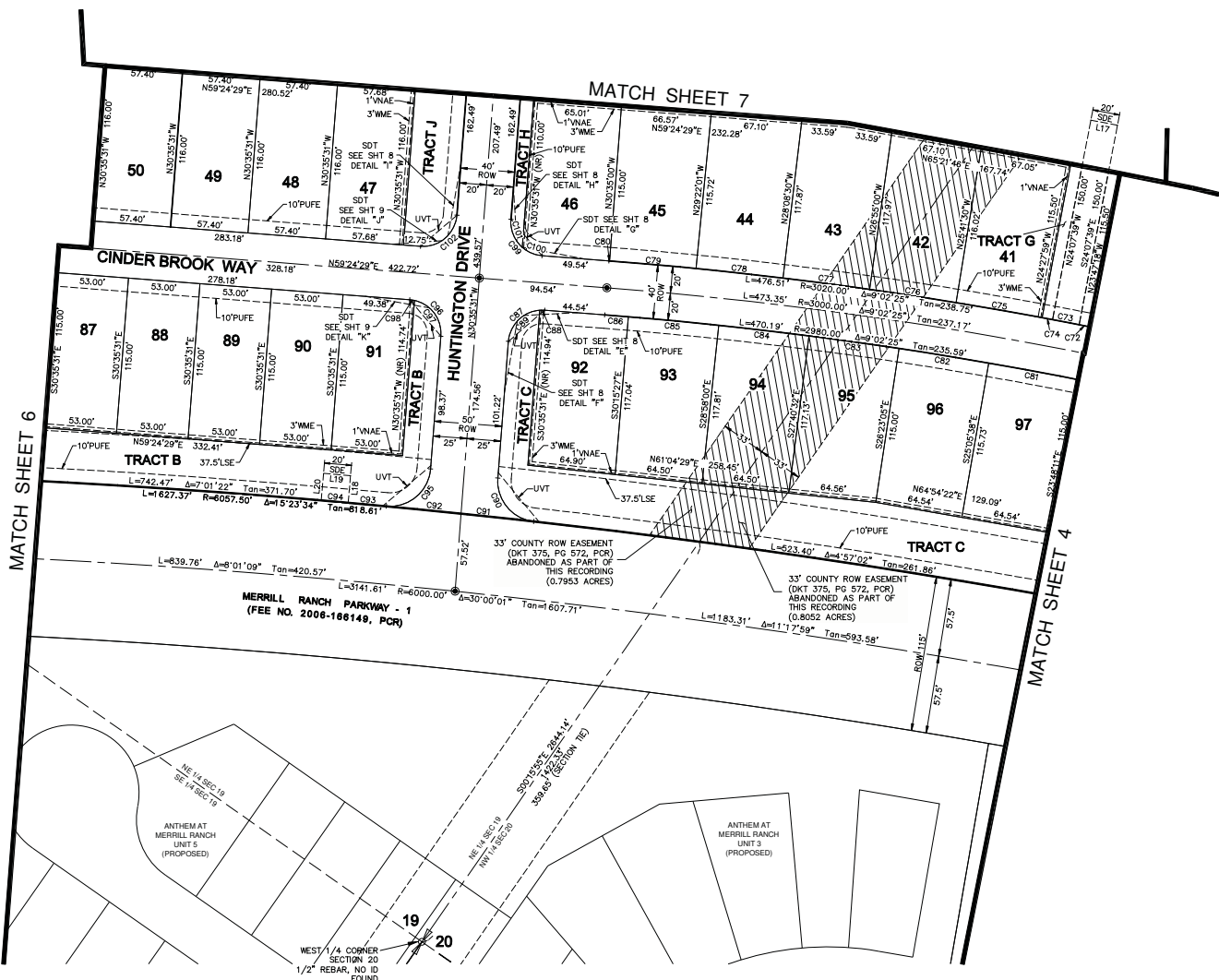
**FINAL PLAT UNIT 50**

SITUATED WITHIN THE EAST HALF OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

**UNIT 50**

**LAYOUT SHEET**

**SHEET 5 OF 9**



ANTHEM AT MERRILL RANCH UNIT 5 (PROPOSED)

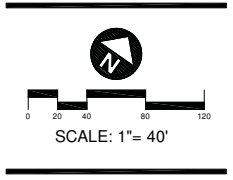
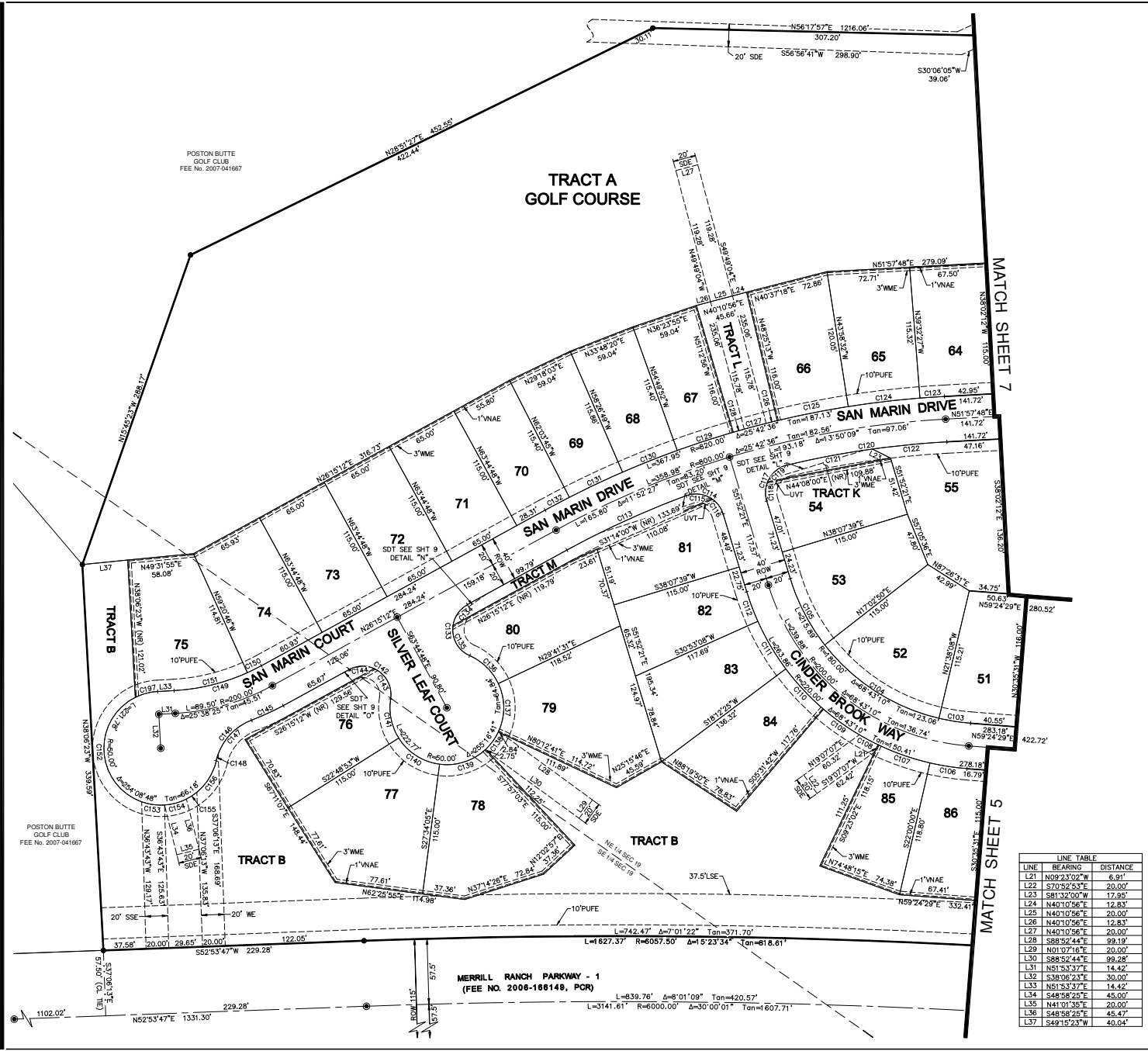
ANTHEM AT MERRILL RANCH UNIT 3 (PROPOSED)

WEST 1/4 CORNER SECTION 20 FOUND

MERRILL RANCH PARKWAY - 1 (FEE NO. 2006-186149, PCR)

33' COUNTY ROW EASEMENT (DKT 375, PG 572, POR) ABANDONED AS PART OF THIS RECORDING (0.7953 ACRES)

33' COUNTY ROW EASEMENT (DKT 375, PG 572, PCR) ABANDONED AS PART OF THIS RECORDING (0.8052 ACRES)



**RECORDER**

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS

I hereby certify that the within instrument is filed in the official records of this County as File No. \_\_\_\_\_

Date: \_\_\_\_\_

Request of: \_\_\_\_\_  
 Witness my hand and official seal:  
 Virginia Ross Pinal County Recorder  
 By: \_\_\_\_\_ Deputy

**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE.
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- 1/2" REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

**LINE LEGEND**

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW IS EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

**LOT TABLE**

LOT NO.	SQ. FT.	ACRES
51	6,913	0.1587
52	9,621	0.2209
53	8,039	0.1846
54	6,479	0.1510
55	10,604	0.2434
56	7,991	0.1743
57	7,971	0.1830
58	8,013	0.1840
59	6,391	0.1467
60	5,387	0.1466
61	6,387	0.1466
62	6,226	0.1429
63	7,475	0.1716
64	7,475	0.1716
65	7,475	0.1716
66	8,088	0.1857
67	9,350	0.2146
68	5,389	0.1228
69	11,707	0.2698
70	11,083	0.2544
71	12,388	0.2844
72	8,991	0.2084
73	6,655	0.1528
74	6,687	0.1535
75	7,850	0.1802
76	7,852	0.1803
77	7,183	0.1649
78	6,781	0.1557

**CURVE TABLE**

CURVE LENGTH	RADIUS	DELTA	TANGENT	
C103	28.14'	180.00'	857'23"	14.10'
C104	121.53'	180.00'	3840'58"	63.18'
C105	66.23'	180.00'	2214'49"	33.49'
C106	32.99'	220.00'	835'31"	16.53'
C107	48.44'	220.00'	1236'58"	24.32'
C108	18.60'	220.00'	450'41"	9.31'
C109	38.66'	220.00'	1004'02"	19.38'
C110	48.68'	220.00'	1240'43"	24.44'
C111	48.68'	220.00'	1240'43"	24.44'
C112	22.81'	220.00'	714'31"	13.82'
C113	115.13'	780.00'	627'26"	57.67'
C114	40.76'	25.00'	9328'01"	26.54'
C115	23.51'	25.00'	5353'07"	12.71'
C116	17.25'	25.00'	3931'54"	8.95'
C117	40.76'	25.00'	9328'01"	26.54'
C118	17.25'	25.00'	3931'54"	8.95'
C119	23.51'	25.00'	5353'07"	12.71'
C120	141.84'	780.00'	10225'07"	71.11'
C121	75.95'	780.00'	5344'43"	38.00'
C122	65.89'	780.00'	4502'24"	32.96'
C123	21.53'	820.00'	1301'57"	10.76'
C124	63.47'	820.00'	4292'05"	31.75'
C125	63.61'	820.00'	4284'41"	31.82'
C126	10.00'	820.00'	041'56"	5.00'
C127	20.00'	820.00'	123'51"	10.00'
C128	10.00'	820.00'	041'56"	5.00'
C129	51.75'	820.00'	336'56"	25.88'
C130	51.75'	820.00'	336'56"	25.88'
C131	51.75'	820.00'	336'56"	25.88'
C132	24.10'	820.00'	141'03"	12.05'
C133	55.69'	25.00'	12738'20"	50.85'
C134	23.18'	25.00'	5307'48"	12.50'
C142	58.69'	25.00'	12738'20"	50.85'
C143	32.51'	25.00'	1430'30"	19.01'
C144	23.18'	25.00'	5307'48"	12.50'
C145	30.75'	220.00'	830'34"	19.40'
C146	49.32'	50.00'	6330'59"	26.87'
C147	43.10'	50.00'	4923'32"	22.99'
C148	6.22'	50.00'	707'26"	3.11'
C149	80.55'	180.00'	2638'28"	40.96'
C150	13.82'	180.00'	424'02"	6.92'
C151	66.73'	180.00'	2114'23"	33.75'
C152	116.66'	50.00'	13341'12"	116.90'
C153	20.43'	50.00'	2324'36"	10.36'
C154	20.44'	50.00'	2324'49"	10.21'
C155	10.94'	50.00'	1231'54"	5.49'
C156	33.04'	50.00'	3751'36"	17.15'
C157	20.58'	50.00'	2334'41"	10.44'

**LINE TABLE**

LINE	BEARING	DISTANCE
L21	N09°23'02"W	6.91'
L22	S70°25'57"E	20.00'
L23	S81°32'00"W	17.95'
L24	N40°10'56"E	12.83'
L25	N40°10'56"E	20.00'
L26	N40°10'56"E	12.83'
L27	N40°10'56"E	20.00'
L28	S88°52'44"E	99.19'
L29	N01°07'16"E	20.00'
L30	S88°52'44"E	99.28'
L31	N51°53'37"E	14.42'
L32	S38°06'23"E	30.00'
L33	N51°53'37"E	14.42'
L34	S48°58'25"E	45.00'
L35	N41°01'35"E	20.00'
L36	S48°58'25"E	45.47'
L37	S49°15'23"W	40.04'

**ABBREVIATIONS**

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BO BASIS OF BEARING
- (BOB) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DO GENERAL LAND OFFICE
- FND FOUND MONUMENT
- GLD LAND SURVEYORS REGISTRATION No.
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No.
- (M) MEASURED
- (M) MORE OR LESS
- NO ID NO IDENTIFICATION (NO LS No.)
- (NR) RADIAL TO CURVE
- NTS NOT TO SCALE
- PC PINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUIF PUBLIC UTILITY FACILITY EASEMENT/
- PRN DRAINAGE EASEMENT
- (R) RECORD
- R (R) RANGE LINE NO. EAST
- R (R) RIGHT OF WAY
- SEC SECTION
- SDS STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- SSE SANITARY SEWER EASEMENT
- T # TOWNSHIP LINE No. SOUTH
- TOW TOWN OF FLORENCE
- UNV UNRESTRICTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WMA WALL MAINTENANCE EASEMENT

**BAXTER DESIGN GROUP**

DATE: **JUNE 2, 2016**

DESIGNED BY: **MMB**

DRAWN BY: **ETS**

CHECKED BY: **JWW**

SCALE: **FINAL PLAT**

**VERSION**

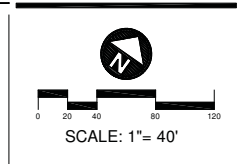
1

**PULTE GROUP**  
**ANTHEM AT MERRILL RANCH**  
**FINAL PLAT UNIT 50**

SITUATED WITHIN THE EAST HALF OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

**UNIT 50**  
**LAYOUT SHEET**  
**SHEET 6 OF 9**

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LINE OR TO THE FACE OF THE CURVE.



**RECORDER**

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS

I hereby certify that the within instrument is filed in the official records of this County as File No. \_\_\_\_\_ Date: \_\_\_\_\_

Request of: \_\_\_\_\_  
 Witness my hand and official seal: \_\_\_\_\_  
 Virginia Ross Pinal County Recorder  
 By: \_\_\_\_\_ Deputy

- SYMBOL LEGEND**
- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE.
  - QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE).
  - CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED).
  - 1/2" REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE).

- LINE LEGEND**
- BREAK LINE
  - CENTERLINE OF ROADWAY
  - EASEMENT LINE
  - PLAT BOUNDARY
  - PROPERTY LINE
  - ROW LINE
  - SECTION LINE
  - TERMINAL POINT ON ROW
  - INDICATES THAT PORTION OF ROW IS TO BE ABANDONED AS PART OF THIS RECORDING.

- ABBREVIATIONS**
- (AC) ACRE
  - ALUMINUM CAP
  - BRASS CAP
  - BOG
  - BOB
  - (BOB) BASIS OF BEARING
  - CMU CONCRETE MASONRY UNIT
  - DKT DETAIL
  - FND FOUND MONUMENT
  - GEN GENERAL LAND OFFICE
  - LE LANDSCAPE EASEMENT
  - LS# FINAL COUNTY REGISTRATION NO.
  - (M) MEASURED
  - MCL MORE OR LESS
  - NO ID NO IDENTIFICATION, (NO LS No.)
  - (NR) RADIAL TO CURVE
  - INDICATES LINE IS NOT RADIAL TO CURVE
  - NTS NOT TO SCALE
  - PG PAGE
  - POB POINT OF BEGINNING
  - (P) PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
  - PUFE
  - (R) RECORD
  - (R) RANGE LINE NO. EAST
  - ROW RIGHT OF WAY
  - SEC SECTION
  - SDE STORM DRAIN EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - SST SURVEYOR'S TRIANGLE
  - T # S TOWNSHIP LINE NO. SOUTH
  - UVI UNSTRUCTURED VIEW TRIANGLE
  - UVI VEHICULAR NON-EASEMENT
  - WAE WALL MAINTENANCE EASEMENT

**LOT TABLE**

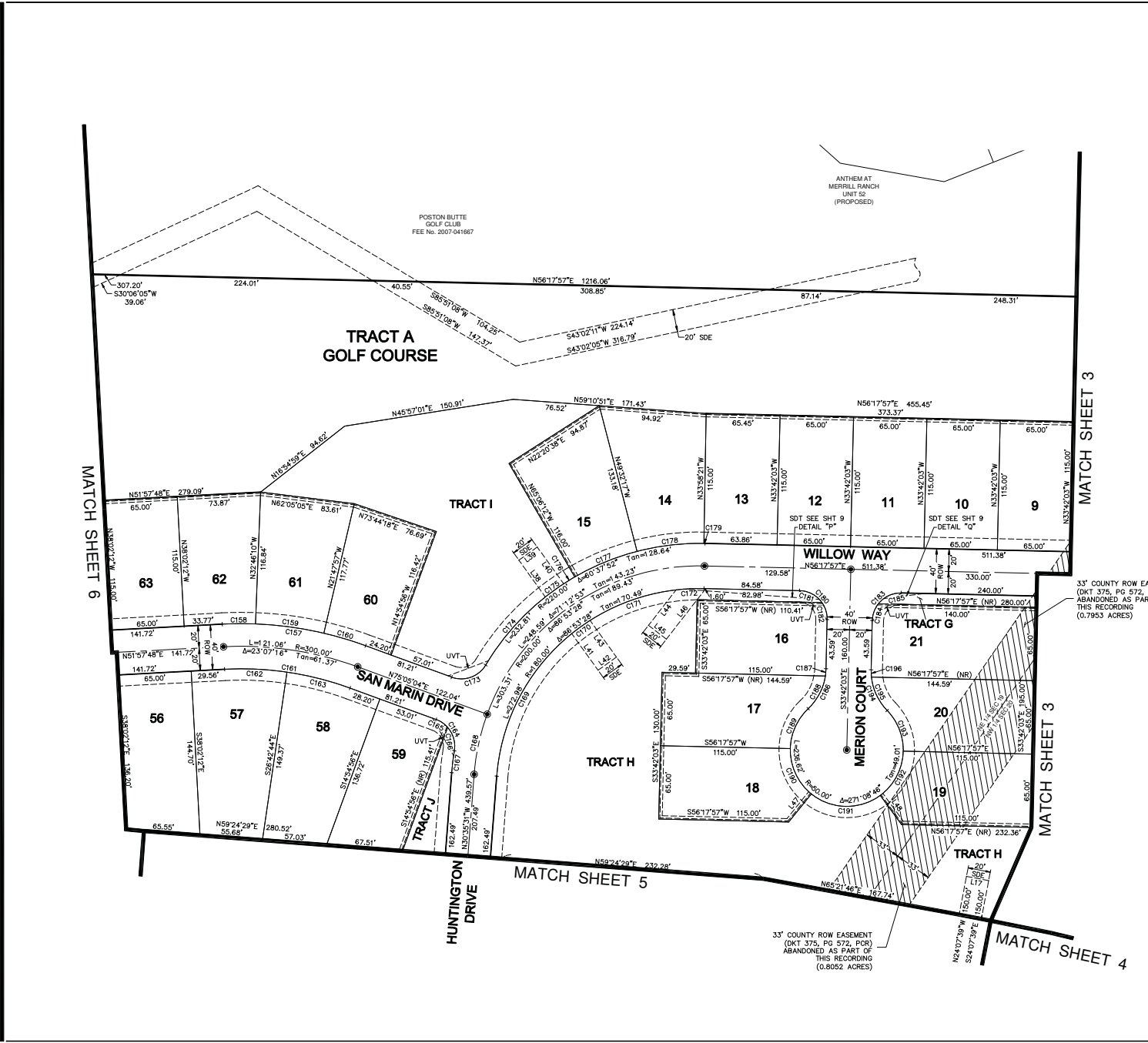
LOT NO.	SQ. FT.	ACRES
9	7,475	0.1716
10	7,475	0.1716
11	7,475	0.1716
12	7,475	0.1716
13	7,495	0.1721
14	9,300	0.2135
15	9,347	0.2146
16	7,477	0.1716
17	8,355	0.1918
18	7,956	0.1826
19	7,656	0.1886
20	8,355	0.1918
21	9,400	0.2158
56	9,129	0.2098
57	10,398	0.2387
58	10,230	0.2349
59	8,282	0.1901
60	8,094	0.1858
61	8,393	0.1927
62	7,899	0.1813
63	7,475	0.1716

**LINE TABLE**

LINE	BEARING	DISTANCE
L17	N65°52'21"E	20.00'
L38	N70°43'27"W	40.00'
L39	N19°16'33"E	20.00'
L40	N70°43'27"W	40.00'
L41	N70°43'27"W	40.00'
L42	N19°16'33"E	20.00'
L43	N70°43'27"W	40.00'
L44	S02°54'35"W	39.87'
L45	S87°05'25"E	20.00'
L46	S02°54'35"W	39.87'
L47	N03°52'04"E	32.01'
L48	N71°16'10"W	32.01'

**CURVE TABLE**

CURVE LENGTH	RADIUS	DELTA	TANGENT	
C157	129.13'	320.00'	23°07'16"	65.46'
C158	29.42'	320.00'	5°16'02"	14.72'
C159	81.27'	320.00'	10°58'13"	39.73'
C160	38.45'	320.00'	6°33'01"	19.25'
C161	112.99'	280.00'	23°07'16"	57.27'
C162	55.34'	280.00'	11°19'28"	27.76'
C163	57.65'	280.00'	11°47'46"	28.93'
C164	34.65'	25.00'	79°24'58"	20.76'
C165	12.51'	25.00'	28°39'44"	6.39'
C166	22.15'	25.00'	90°45'14"	11.86'
C167	19.85'	220.00'	5°05'33"	9.76'
C168	54.72'	200.00'	15°40'35"	27.53'
C169	146.66'	180.00'	46°40'59"	77.88'
C170	20.01'	180.00'	7°22'10"	10.02'
C171	81.66'	180.00'	25°59'37"	41.55'
C172	24.65'	180.00'	7°50'42"	12.34'
C173	34.65'	25.00'	79°24'58"	20.76'
C174	80.64'	220.00'	21°00'09"	49.76'
C175	20.01'	220.00'	5°12'38"	10.01'
C176	11.98'	220.00'	3°00'56"	5.79'
C177	59.77'	220.00'	15°33'56"	30.07'
C178	59.77'	220.00'	15°33'56"	30.07'
C179	1.04'	220.00'	0°18'18"	0.52'
C180	39.27'	25.00'	90°00'00"	25.00'
C181	23.18'	25.00'	53°07'48"	12.50'
C182	16.09'	25.00'	36°52'12"	8.33'
C183	39.27'	25.00'	90°00'00"	25.00'
C184	16.09'	25.00'	36°52'12"	8.33'
C185	23.18'	25.00'	53°07'48"	12.50'
C186	39.27'	50.00'	45°34'23"	21.00'
C187	6.43'	50.00'	7°22'14"	3.22'
C188	33.34'	50.00'	38°12'09"	17.32'
C189	39.77'	50.00'	45°34'23"	21.00'
C190	45.76'	50.00'	52°25'53"	24.62'
C191	65.57'	50.00'	75°08'14"	38.46'
C192	45.76'	50.00'	52°25'53"	24.62'
C193	39.77'	50.00'	45°34'23"	21.00'
C194	39.77'	50.00'	45°34'23"	21.00'
C195	33.34'	50.00'	38°12'09"	17.32'
C196	6.43'	50.00'	7°22'14"	3.22'



**BAXTER DESIGN GROUP**

DATE: **JUNE 2, 2016**

DESIGNED BY: **MMB**

DRAWN BY: **ETS**

CHECKED BY: **JWW**

PROJECT: **FINAL PLAT**

SCALE: **1" = 40'**

VERSION: **2**

**PULTE GROUP**

**ANTHEM AT MERRILL RANCH**

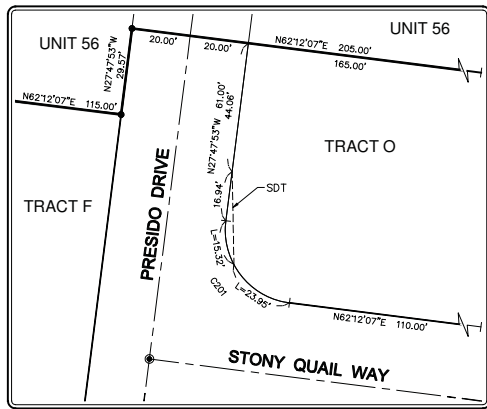
**FINAL PLAT UNIT 50**

SITUATED WITHIN THE EAST HALF OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

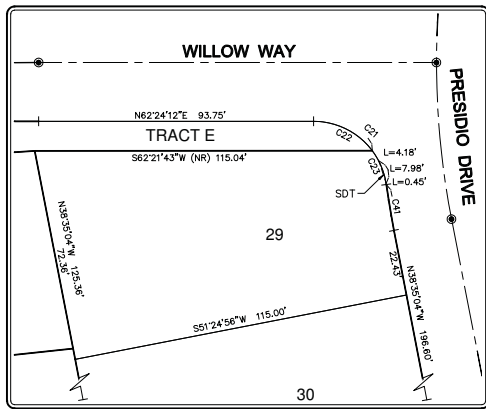
**UNIT 50**

**LAYOUT SHEET**

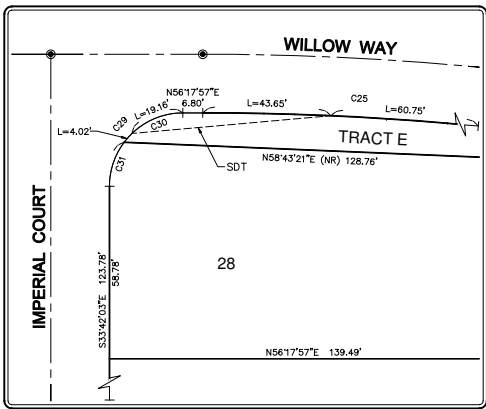
**SHEET 7 OF 9**



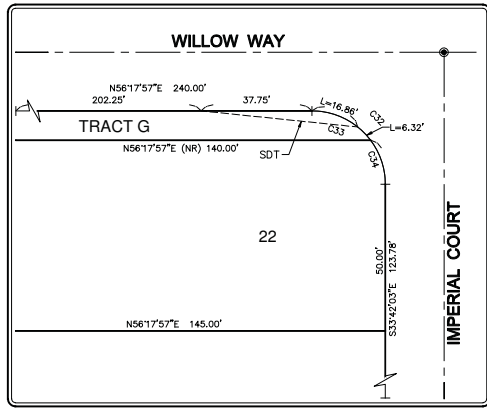
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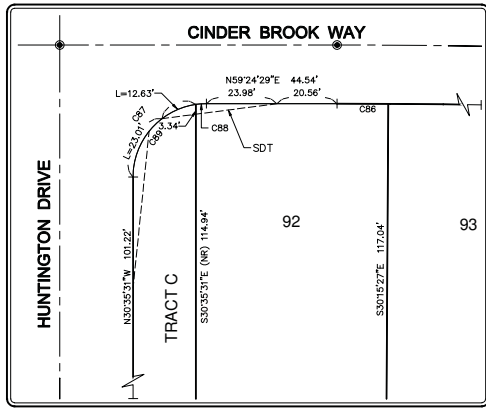
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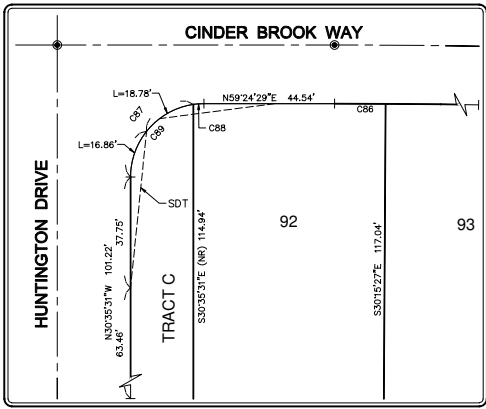
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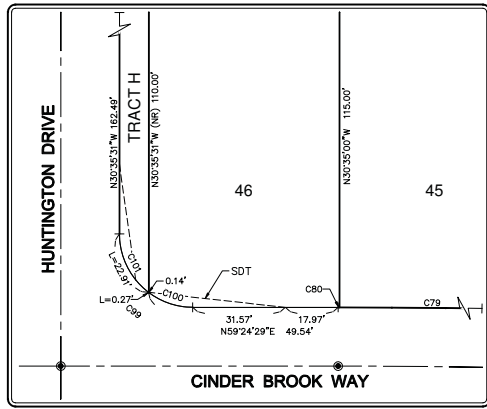
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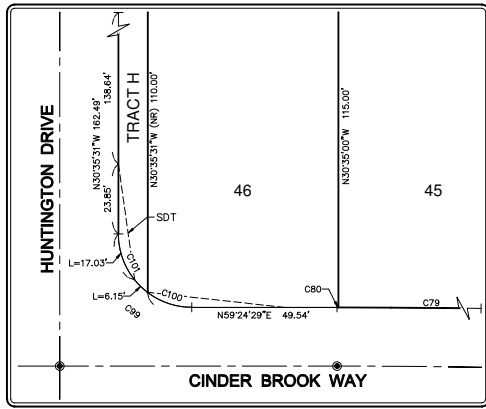
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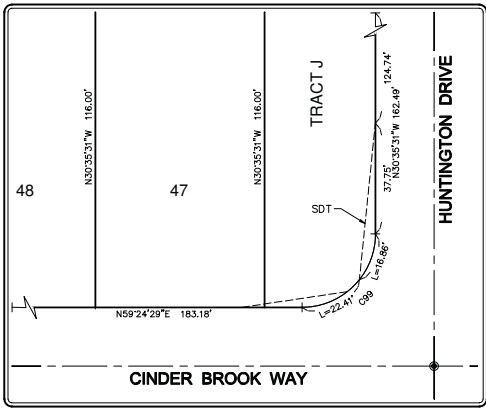
**DETAIL "F"**  
SCALE: 1"=20'



**DETAIL "G"**  
SCALE: 1"=20'



**DETAIL "H"**  
SCALE: 1"=20'



**DETAIL "I"**  
SCALE: 1"=20'

**RECORDER**  
STATE OF ARIZONA }  
COUNTY OF PINAL } SS  
I hereby certify that the within instrument is filed in the official records of this County as File No. \_\_\_\_\_ Date: \_\_\_\_\_ Request of: \_\_\_\_\_ Witness my hand and official seal: Virginia Ross Pinal County Recorder By: \_\_\_\_\_ Deputy

- SYMBOL LEGEND**
- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
  - QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
  - CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
  - 1/2" REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)
- LINE LEGEND**
- BREAK LINE
  - CENTERLINE OF ROADWAY
  - EASEMENT LINE
  - PLAT BOUNDARY
  - PROPERTY LINE
  - ROW
  - SECTION LINE
  - TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 1/4 COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

- ABBREVIATIONS**
- (AC) ACRE
  - AL ALUMINUM CAP
  - BC BRASS CAP
  - BO BOY
  - BOB BASIS OF BEARING
  - CMU CONCRETE MASONRY UNIT
  - DIT DOCKET
  - FND FOUND MONUMENT
  - GLO GENERAL LAND OFFICE
  - LE LANDSCAPE EASEMENT
  - LS# LAND SURVEYORS REGISTRATION No.
  - MCL MORE OR LESS
  - M MEASURED
  - NO ID NO IDENTIFICATION, (NO LS No.)
  - (NR) INDICATES LINE IS NOT RADIAL TO CURVE
  - NTS NOT TO SCALE
  - PCR PINAL COUNTY RECORDER
  - PG PAGE
  - POB POINT OF BEGINNING
  - PUEF PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
  - (R) RECORD
  - RE RANGE LINE No. EAST
  - RB RADIAL BEARING
  - ROW RIGHT OF WAY
  - SEC SECTION No.
  - SDE STORM DRAIN EASEMENT
  - SLD SLIDE
  - SSE SANITARY SEWER EASEMENT
  - SDT SIGHT DISTANCE TRIANGLE
  - T # S TOWNSHIP LINE No. SOUTH
  - TWN TOWN OF FLORENCE
  - UVT UNOBSTRUCTED VIEW TRIANGLE
  - VNAE VEHICULAR NON-ACCESS EASEMENT
  - WME WALL MAINTENANCE EASEMENT

**BAXTER DESIGN GROUP**

DATE: **JUNE 2, 2015**  
 DESIGNED BY: **MOG**  
 DRAWN BY: **STG**  
 CHECKED BY: **JWW**  
 PROJECT: **FINAL PLAT**

DATE: **JUNE 2, 2015**  
 COUNTY: **PINAL**  
 SHEET: **8 OF 9**

**PULTE GROUP**  
**ANTHEM AT MERRILL RANCH**  
**FINAL PLAT UNIT 50**  
 SITUATED WITHIN THE EAST HALF OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

**UNIT 50**  
**SDT DETAILS**  
**SHEET 8 OF 9**

VERSION 2



**MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, AUGUST 3, 2015, AT 6:00 PM, IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.**

**CALL TO ORDER**

Mayor Rankin called the meeting to order at 6:02 pm

**ROLL CALL:**

Present: Rankin, Walter, Woolridge, Hawkins, Guilin, Anderson, Wall

**MOMENT OF SILENCE**

Mayor Rankin called for a moment of silence.

**PLEDGE OF ALLEGIANCE**

Mayor Rankin led the Pledge of Allegiance.

**CALL TO THE PUBLIC**

**Call to the Public for public comment on issues within the jurisdiction of the Town Council. Council rules limit public comment to three minutes. Individual Councilmembers may respond to criticism made by those commenting, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.**

There were no comments.

**CONSENT: All items on the consent agenda will be handled by a single vote as part of the consent agenda, unless a Councilmember or a member of the public objects at the time the agenda item is called.**

- a. Proclamation of the Mayor declaring August 2015 as Drowning Impact Awareness Month.**
- b. Approval of the the GIS Enterprise License Agreement Renewal and award the bid to Environmental Systems Research Institute, Inc., in an amount not to exceed \$27,175.**
- c. Appointment of Interim Town Manager Lisa Garcia to serve as one of the citizen members on the Public Safety Personnel Retirement System – Police and Fire Local Boards, with a term expiring in February 2017.**

- d. Ratification of the emergency spill remediation work completed by Belfor Property Restoration, in an amount not to exceed \$31,476.93.**
- e. Approval of accepting the register of demands ending June 30, 2015, in the amount of \$7,403,089.76.**

On motion of Vice-Mayor Walter, seconded by Councilmember Anderson, and carried to approve the Consent Agenda, as written, with the exception of item 6d.

- d. Ratification of the emergency spill remediation work completed by Belfor Property Restoration, in an amount not to exceed \$31,476.93.**

Councilmember Anderson inquired if the failure to monitor was an equipment issue or a staff issue.

Mr. Wayne Costa, Public Works Director, stated that the spill was caused by human error, and as such, staff has been counseled and retrained. He stated that float levels have been added to each digester that will automatically shut off the equipment when they reach a predetermined level.

On motion of Councilmember Anderson, seconded by Vice-Mayor Walter, and carried to approve the ratification of the emergency spill remediation work completed by Belfor Property Restoration, in an amount not to exceed \$31,476.93.

## **NEW BUSINESS**

### **Discussion/Approval/Disapproval Authorize the Town Manager to Negotiate and Enter into a Farm Lease with Morning Star Farms for 94.6 Acres in the area known as the Giles Property.**

Mr. Jess Knudson, Assistant Town Manager, stated that the Town solicited proposals from the public to enter into a farm lease for the Giles Property which is Town-owned land that includes the newly constructed aquatic center, library and the surrounding vacant farm land. He stated that the agreement is for Morning Star Farms to utilize the water allotment that the Town receives from the San Carlos Irrigation District and Drainage (SCIDD) for their farm land located in the area. The Town pays SCIDD \$6,905 for the annual water allotment and Morning Star Farms will reimburse the Town the \$6,905 for the water allotment. He stated a benefit of the lease agreement for the Town is that Morning Star Farms will take care of the removal of debris and weeds from the property, which is a savings to the Town.

Councilmember Anderson inquired about the water that will be needed to irrigate the soccer and play fields that are planned next to the aquatic center.

Mr. Knudson stated that potable water will be used for irrigation at this time. He stated that there is a current project that will connect the area with the wastewater treatment



plant that will allow the Town to use effluent water once the fields and landscaping are completed at Territory Square.

Councilmember Hawkins inquired if the contract was for one year.

Mr. Knudson stated that the contract is perpetual with a 60-day notice clause that allows either party to terminate the contract for any reason and at any time.

On motion of Councilmember Hawkins, seconded by Vice-Mayor Walter, and carried to authorize the Town Manager to negotiate and enter into a farm lease with Morning Star Farms for 94.6 acres in the area known as the Giles property.

### **Discussion/Approval/Disapproval of receiving and filing the 2014 Annual Police Report.**

Mr. Daniel Hughes, Police Chief, stated that he was proud of the achievements accomplished by all members of the Police Department. The Department has seen a reduction of criminal offenses in almost all categories and an increase in traffic enforcement efforts leading to a decrease in the number of traffic crashes. He stated that dispatch received 29,000 calls for service, not all requiring an officer to be dispatched. He stated that the Town continues to be ranked in the top 100 Safest Cities in America, receiving the rank of 29<sup>th</sup> in 2014.

Chief Hughes stated that the Department is successful due to the dedicated officers, support staff and volunteers who are committed to providing the Town with professional, innovative and efficient police services. It is the objective of the Department to apply community oriented policing strategies making the most of their resources and utilizing the latest technology to deliver the best service possible.

Mayor Rankin thanked the Police Department on behalf of Council for their hard work and dedication to the Town.

## **DEPARTMENT REPORTS**

### **Manager's Report**

Mr. Garcia introduced Judge Roger Valdez, Magistrate to the Council. She stated that the Town entered into an agreement with the Town of Eloy, on July 27, 2015, whereas Judge Valdez has been working with the Town since July 1, 2015.

Mr. Roger Valdez, Town Magistrate, stated that he is a life-long resident of Pinal County, born and raised in Casa Grande and is looking forward to serving the citizens of the Town of Florence.

Mayor Rankin inquired as to what days Judge Valdez would be in the office.

Mr. Valdez stated that he would be in the Florence office on Mondays and Fridays.

**Department Reports**  
**Community Development**  
**Courts**  
**Finance**  
**Fire**  
**Library**  
**Parks and Recreation**  
**Police**  
**Public Works**

Councilmember Anderson requested that the Departments Heads spell out all abbreviations and acronyms to allow those who are not familiar with industry specific abbreviations to better understand what is being reported.

Vice-Mayor Walter encouraged all Departments to seek out grant opportunities and offered her assistance with the application process. She inquired if the SAFER Grant for the Fire Department was going to be continued.

Ms. Garcia stated that there are three requirements of the SAFER Grant; maintaining a pre-determined level of staffing, usage of the grant monies within a specified time period and the status of possible or occurring layoff of crew members. Currently, the grant is used to maintain the specified staffing levels at Station No. 2, which is four per shift, and that the monies are being used within the specified time period of the previously awarded grant. She stated that the Town has not laid-off Fire staff nor have said that they are going to lay-off Fire staff. She said that every effort is being made not to lay anyone off. Staff plans to continue to look at all grants including the SAFER Grant to ensure all opportunities are fully investigated and utilized.

Vice-Mayor Walter stated that she has located grant opportunities for Parks and Recreation that she has shared with Mr. Hughes. She inquired about the Gila River Indian Community dispatch console for the Police Department and if there will be additional staff needed to utilize the console.

Chief Hughes stated that the Department has the console and the grant money will be used for the additional equipment and technology needed to bring the console on-line. He stated the goal is to utilize the console for training opportunities and for times when there are heavy call volumes.

Vice-Mayor Walter inquired if the Police and Fire Department ever come together to combine efforts regarding grants and service needs for the community.

Chief Hughes stated the Police and Fire Departments meet that on a monthly basis with representatives from the various prison systems in Town along with U.S. Immigration and Customs Enforcement (ICE) to work out various scenarios that could happen. He stated a recent scenario was a prison transport overturned and how the situation would be secured and resolved.

Councilmember Anderson stated that he has received concerns regarding the low speed limit on the Main Street extension and inquired as to why the speed is so low.

Mr. Costa stated that the road is eight feet wide and is considered a residential road and the speed limit reflects classification.

Councilmember Wall requested a construction update on the library.

Mayor Rankin requested that staff provide a complete update at the August 17<sup>th</sup> Council meeting and asked Mr. Hughes to speak with Councilmember Wall after the meeting.

### **CALL TO THE PUBLIC**

There were no comments.

### **CALL TO THE COUNCIL**

Councilmember Anderson thanked staff for their departmental reports which are very informative.

Vice-Mayor Walter stated that she wanted to remind everyone that the month of August is Drowning Impact Awareness Month and encouraged all pool owners to make sure their pools are properly fenced and secured.

Mayor Rankin stated that drowning awareness is important as a child alone in water for two seconds can drown. He encouraged all adults to watch their children around water.

### **ADJOURN TO EXECUTIVE SESSION**

**An Executive Session will be held during the Regular Council Meeting for legal matters pursuant to A.R.S. Section 38-431.03(A)(3) and (4) as follows:**

**For the purpose of discussion and consultation with the Town's attorneys for legal advice and to consider the Town's position and instruct its attorneys in regard to pending consolidated litigation: Hollins v. Town of Florence, et al; Pinal County Superior Court Case No. CV2014-02265/02266; Dantico v. Town of Florence, et al; Pinal County Superior Court Case No. CV2014-02327.**

No Executive Session was held.

### **ADJOURN FROM EXECUTIVE SESSION**

### **ADJOURNMENT**

**Council may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the Town's Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3).**

On motion of Councilmember Hawkins, seconded by Councilmember Woolridge, and carried to adjourn the meeting at 6:32 pm.

---

Tom J. Rankin, Mayor

ATTEST:

---

Lisa Garcia, Town Clerk

I certify that the following is a true and correct copy of the minutes of the Florence Town Council meeting held on August 3, 2015, and that the meeting was duly called to order and that a quorum was present.

---

Lisa Garcia, Town Clerk

**MINUTES OF THE FLORENCE TOWN COUNCIL SPECIAL MEETING HELD ON MONDAY, AUGUST 10, 2015, AT 6:00 PM, IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.**

**CALL TO ORDER**

Mayor Rankin called the meeting to order at 6:05 pm.

**ROLL CALL:**

Present: Rankin, Woolridge, Hawkins, Guilin, Anderson, Wall

Absent: Walter

**CALL TO THE PUBLIC**

**Call to the Public for public comment on issues within the jurisdiction of the Town Council. Council rules limit public comment to three minutes. Individual Councilmembers may respond to criticism made by those commenting, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.**

Ms. Ruth Harrison, Florence resident, requested that Council to look at alternative ways to have the downtown streets and sidewalks cleaned other than using inmate manpower. She stated that use of prisoners deters patrons to the downtown area while they are present. She asked Council to address the following:

- Bulk trash is accumulating in the Town core and needs to be collected.
- Residents need to be reminded to pull their trash cans in after being emptied as the cans linger out on the street.
- Commercial dumpsters are being left open and often are overflowing and spilling out onto the ground.
- Remind business owners to keep the lids closed and to obtain a larger dumpster if needed.

Ms. Harrison stated that she would like to see the planter boxes along Main Street maintained with living plants or removed during the hotter months.

**CALL TO THE COUNCIL**

Councilmember Hawkins stated that commercial dumpsters are often abused by residential members who will dump their personal trash in them without the business owners' approval which causes the overflow.

**ADJOURN TO EXECUTIVE SESSION**

**An Executive Session will be held during the Regular Council Meeting for legal matters pursuant to A.R.S. Section 38-431.03(A)(3) and (4) as follows: For the**

**purpose of discussion and consultation with the Town's attorneys for legal advice and to consider the Town's position and instruct its attorneys in regard to pending consolidated litigation: Hollins v. Town of Florence, et al; Pinal County Superior Court Case No. CV2014-02265/02266; Dantico v. Town of Florence, et al; Pinal County Superior Court Case No. CV2014-02327.**

On motion of Councilmember Woolridge, seconded by Councilmember Hawkins, and carried to adjourn to Executive Session.

Vice-Mayor Walter joined the Executive Session via conference call.

### **ADJOURN FROM EXECUTIVE SESSION**

On motion of Councilmember Hawkins, seconded by Councilmember Anderson, and carried to adjourn from Executive Session.

### **ADJOURNMENT**

**Council may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the Town's Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3).**

On motion of Councilmember Anderson, seconded by Councilmember Wall, and carried to adjourn the meeting at 7:10 pm.

---

Tom J. Rankin, Mayor

ATTEST:

---

Lisa Garcia, Town Clerk

I certify that the following is a true and correct copy of the minutes of the Florence Town Council meeting held on August 10, 2015, and that the meeting was duly called to order and that a quorum was present.

---

Lisa Garcia, Town Clerk

**MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, AUGUST 17, 2015, AT 6:00 PM, IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.**

**CALL TO ORDER**

Mayor Rankin called the meeting to order at 6:03 pm

**ROLL CALL:**

Present: Rankin, Walter, Woolridge, Hawkins, Guilin, Anderson, Wall

**MOMENT OF SILENCE**

Mayor Rankin called for a moment of silence.

**PLEDGE OF ALLEGIANCE**

Mayor Rankin led the Pledge of Allegiance.

**CALL TO THE PUBLIC**

**Call to the Public for public comment on issues within the jurisdiction of the Town Council. Council rules limit public comment to three minutes. Individual Councilmembers may respond to criticism made by those commenting, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.**

Mr. Charles Smith, Florence resident, inquired the following:

- If Ordinance No. 633-15 passed?
- What is the litigation and if there was a neutral agreement with all parties within the 24 Pre-Annexation and Development Agreements (PDAs)?
- If the residents of Florence and the unincorporated area would be informed of the issues that are causing a danger to the peace, health and safety declaring the Ordinance an emergency?

Mr. Brad Hinton, Planning and Entitlements Manager, El Dorado Holdings, Inc., stated that El Dorado Holdings owns properties within the areas that the Town has been trying to annex. He stated that El Dorado Holdings understands and supports the rescinding of the annexations and is hopeful that the Town has a plan to pursue new annexation in the near future utilizing the plats and work products that have already been developed in these areas.

**PRESENTATIONS**

## **Presentation of the 2015 Arizona Parks and Recreation Association's Outstanding Facility Award for Padilla Park.**

Mr. Bryan Hughes, Parks and Recreation Director, stated that the Town received recognition at the Arizona Parks and Recreation Association Conference and Expo on August 11, 2015. He stated that Padilla Park was selected for the Outstanding Facility Award for communities with populations between 25,000 - 100,000. He stated that he, Mr. Mark Eckhoff, Community Development Director and Mr. Gilbert Olgin, Senior Planner, accepted the award on behalf of the Town.

Mayor Rankin accepted the award from Mr. Hughes, on behalf of the Town, and thanked the Parks and Recreation Department, Community Development and the Padilla family for bringing this facility to fruition.

## **Update of the Library/Recreation Complex Project.**

Mr. Hughes stated that the Aquatic Center opened up July 4, 2015, and is experiencing excellent usage and has not had any problems to date. He stated that crews are completing the landscaping, sidewalk, paving and curbing portions of the Library and Community Center project this week. The main focal point off of Main Street is the plaza and it will be the last item to be completed. The interior of the buildings are being completed. The flooring, lighting and partition walls have been installed, and furniture is being set up. He stated that the library shelving and furniture has been installed and is ready for the books to be moved into the facility. The sports and activity fields are completed, though there is concern with the grass as it has not seeded as well as hoped. Staff will continue to work with the crews to improve the grass condition. He stated that the tennis and pickleball courts have been installed, pending the installation of the nets.

Mr. Hughes stated that staff is moving into the building this week and the library books will be transported at the end of the week. He stated that the anticipated opening day for the Library and Community Center is August 31, 2015, with grand opening ceremonies planned for October 3, 2015.

Vice-Mayor Walter inquired as to how the library books and materials are being moved to the new facility.

Ms. Rosemary Bebris, Library Director, stated that the books are being moved by a book relocation company and the offices will be moved by staff.

Mayor Rankin thanked staff for all of their efforts to complete this project and to Low Mountain Construction for their support in keeping the project on task and for being fiscally responsible. He stated that the facility will be a stepping-stone for future development in the Town.



**Presentation by the Greater Florence Chamber of Commerce recognizing Main Street Family Practice as the Business of the Month.**

Mr. Jim Gilloon, Officer Manager, Greater Florence Chamber of Commerce, recognized the Main Street Family Practice. Dr. Dario Lizarraga is the owner and operator of the business and is a fifth generation Florence native whose dream has always been to practice medicine in his hometown. He, and his wife Beth, chose the name of the clinic not only because it is located on Main Street, but because the name represents a quality of service associated with home. He stated that Main Street Family Practice staff wants patients to be people, not numbers, and for them to feel at home each time they come in.

Dr. Lizarraga thanked the Greater Florence Chamber of Commerce for the recognition. He stated that he has always wanted to be a physician since he was four years old and it was his dream to be able to come back to his hometown and take care of those who he grew up with and their families. He thanked the citizens of Florence for trusting him and Dr. Oscar Moreno for paving the way for him to fulfill his life-long dream.

Mayor Rankin stated that it is wonderful to see a Florence child go out into the world then come home to take care of the community they grew up in. He stated that it shows his love for the Town and the community and thanked him for his dedication to the members of Florence.

**CONSENT: All items on the consent agenda will be handled by a single vote as part of the consent agenda, unless a Councilmember or a member of the public objects at the time the agenda item is called.**

**a. Resolution No. 1529-15:**

Ms. Garcia read Resolution No. 1529-15 by title only.

**Adoption of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING THE PARKS AND RECREATION 2015 MISSION, VISION AND VALUES FOR THE PARKS AND RECREATION DEPARTMENT OF THE TOWN OF FLORENCE, ARIZONA.**

**b. Resolution No. 1534-15:**

Ms. Garcia read Resolution No. 1534-15 by title only.

**Adoption of A RESOLUTION OF TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING AND AUTHORIZING MAYOR TOM J. RANKIN, INTERIM TOWN MANAGER LISA GARCIA, AND FINANCE DIRECTOR GABRIEL GARCIA TO ACT AS SIGNATORIES FOR THE TRANSACTION OF BUSINESS ON THE**

**TOWN OF FLORENCE BANKING ACCOUNTS, AND DECLARING AN EMERGENCY.**

- c. Issuance of a Proclamation declaring August 2015 as Child Support Awareness Month.**
- d. Approval of Change Order Requests 1 through 4, with Currier Construction, Inc., for a total of \$14,998.87, for a total project cost not to exceed \$1,564,182.87.**
- e. Approval of Change Order No. 2 with Low Mountain Construction, Inc., to increase the number of days for completion to 294 days for the Library/Recreation Complex design-build contract. There is no increased fiscal impact.**
- f. Approval of Change Order No. 2 with Garney Construction, for a credit of \$32,084.00, for a total project cost reduced to \$1,691,358, and extending the project completion date to October 30, 2015.**
- g. Approval of Change Order Requests 1, 2, 5, 7, 8 and 9 with McCain Construction, LLC, for a total of \$33,840, for a total project cost not to exceed \$717,434.**
- h. Approval of Change Order No. 1 to Visus Engineering Construction, for the additional work associated with Change Order Requests during construction of the Main Street Extension Temporary Access Road, for a total of \$13,500, for a total project cost not to exceed \$252,500.**
- i. Approval of a lease agreement with the Florence Mosaic Church of the Nazarene, owner of the Florence Fudge Co., for Suite 101, in the Silver King Market Place.**
- j. Approval of a lease with Victor Fimbres, dba as Silver King, for Suite 201, in the Silver King Market Place.**
- k. Approval of the July 6, July 13, July 20, and July 27, 2015 Council minutes.**
- l. Receive and file the following board and commission minutes:**
  - i. June 24, 2015 Historic District Advisory Board minutes.**
  - ii. June 18, 2015 Planning and Zoning Commission minutes.**

Councilmember Anderson requested item 7h. be removed.

Councilmember Guilin asked for the July 13, 2015 Council minutes to be removed for correction.

Mayor Rankin inquired as to what needed to be corrected in the July 13, 2015 minutes.

Councilmember Guilin stated that the correction needs to be made on page 2 regarding the Community Facilities District (CFD). She said that she misspoke and the minutes should reflect that each lot is assessed \$3,500. If the owner chooses to finance the assessment, they will pay the assessment plus the applicable interest which will differ by lot. She state the other correction is on page 9 regarding the levy which can be increased up to 2% yearly.

Mayor Rankin stated that those changes can be made and the minutes approved through the Consent Agenda.

On motion of Councilmember Woolridge, seconded by Vice-Mayor Walter, and carried to approve the Consent Agenda, as written, with the exception of item 7h. and with corrections to the July 13, 2015 Council minutes.

**h. Approval of Change Order No. 1 to Visus Engineering Construction, for the additional work associated with Change Order Requests during construction of the Main Street Extension Temporary Access Road, for a total of \$13,500, for a total project cost not to exceed \$252,500.**

Councilmember Anderson inquired as to the status of signage being placed on State Highway 79 in relation to the extension of Main Street.

Mayor Rankin stated that he has requested Mr. Kelly Anderson, Chairman, Arizona State Transportation Board, to meet with him in Florence to review the signage requests for the Town and to assist in moving the Town's requests through the State's process.

Mr. Wayne Costa, Public Works Director, stated that the Town is working on the verbiage of the signs whereas the actual placement of the signs will be at the discretion of Arizona Department of Transportation (ADOT). He stated that the Traffic Impact Analysis did not warrant any turn lanes to be added on State Highway 79 and that ADOT stated that the only thing needed to be added would be a deceleration lane.

Mayor Rankin stated that ADOT looks at traffic accident statistics verses actual traffic congestion and flow at various times of the day.

Councilmember Anderson stated that he would like to see signage on the roadway by October when the Town's winter visitors return so they know how to get to the new facilities.

Mr. Costa stated that staff will make recommendations to Council with the assistance of the Development Engineer from ADOT regarding the various types of signage.

Mayor Rankin requested that a signage update be provided at the September 8, 2015 Council meeting.

On motion of Councilmember Anderson, seconded by Councilmember Woolridge, and carried to approve Change Order No. 1 to Visus Engineering Construction, for the additional work associated with Change Order Requests during construction of the Main Street Extension Temporary Access Road, for a total of \$13,500, for a total project cost not to exceed \$252,500.

## **NEW BUSINESS**

### **Discussion/Approval/Disapproval of regulating the Farmers Market vendors under Ordinance No. 549-10.**

Ms. Jennifer Evans, Management Analyst, stated that all special events held in the Town of Florence are governed by Title XI: Business Regulations, Chapter 112 Special Events of the Town Code. She stated that all events have been regulated under this Code except for the farmers market where the Town has forgiven all fees associated with the market and its vendors. She stated that staff seeks to uniformly enforce the Code for all special events held in Florence to promote public health and safety.

Ms. Evans stated that the Town Council adopted Ordinance No. 549-10 on January 3, 2011, that regulates events and provides for discounted permit fees for non-profit organizations and vendors. Special event vendors are regulated by the Town at all events open to the public, with the exception of the farmers market. She stated that the farmers market has been operating on Main Street since 2002, holding weekly events except during the summer months. The Town Code, related to payment of business license fees and special event vendor fees, has not been enforced since the market's inception.

Ms. Evans stated that she has met with some of the vendors from the existing market to discuss draft rules, procedures, a budget for a new and improved farmers market, how to increase promotional activities and grow the market into a successful, sustainable operation. She stated what is being proposed is a seasonal market that will be operated at Arriola Square on Saturdays from 8:00 am to 1:00 pm from late September through the mid May. She stated that a conservative budget of \$5,000 is being recommended which would be generated from stall fees and merchandise sold at the market.

Councilmember Wall inquired if Arriola Square is maintained by the Parks and Recreation Department and if the vendors of the farmers market are sponsored by an organization or specific person.

Ms. Evans stated that Arriola Square is part of the Town's park system and managed by Parks and Recreations. She stated that when the farmers market was first formed it

was under the Greater Florence Chamber of Commerce umbrella. Several years ago the Greater Florence Chamber of Commerce opted not to be involved with the farmers market and since that time, the farmers market has been coordinated by a few dedicated vendors. She stated that there has not been any support or sponsorship for the farmers market in several years.

Mayor Rankin stated that the farmers market was started by Ms. Chris Cox who had a vision of a farmers market providing citizens access to locally grown produce. He stated the farmers market did not get off to a strong start and Ms. Cox's participation diminished over time to a point that she was no longer involved with the farmers market. A few key vendors took over the farmers market and kept it going.

Councilmember Wall stated that she thinks the farmers market is a wonderful thing and would like to see it grow. She inquired if the vendors pay the 2% sales tax.

Ms. Evans stated that most vendors will be responsible for paying the 2% sales tax and a majority, if not all of the vendors, will qualify for an exempt vendor permit.

Mayor Rankin inquired as to what staff member will coordinate and handle the Saturday events.

Ms. Evans stated that in the beginning she will work with the vendors and attend the Saturday farmers markets to ensure the event is getting the support it needs.

On motion of Vice-Mayor Walter, seconded by Councilmember Anderson, and carried to regulate the Farmer's Market vendors under Ordinance No. 549-10.

**Ordinance No. 633-15:**

Ms. Garcia read Ordinance No. 633-15 by title only.

**AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING ORDINANCE NO. 619-14 WITH REGARD TO MAGIC RANCH ANNEXATION PETITION NO. 2013-01; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

Ms. Garcia stated that if the Mayor and the Council believe it to be in the best interest of the residents of the Town of Florence as well as the residents of the unincorporated area in the Magic Ranch Annexation area, the Mayor and Council may rescind Ordinance 619-14.

Ms. Garcia stated that an emergency is declared when the action being taken needs to be immediate providing the court proper notification and that the action being voted on must receive three-quarters affirmative vote plus the approval of the Mayor. She stated that Council is considering this action because the Town of Florence is party to a law

suit and if the Mayor and Council believe it is in the best interest of the residents of the Town of Florence as well as the residents of the unincorporated areas, the Mayor and Council may rescind the Ordinance. Ms. Garcia Stated that the Town has learned a great deal from this annexation process and that future annexation processes will be completed in a manner that it will not be legally challengeable and the community will have good faith that the Town has done it in the proper way.

Mr. Mark Eckhoff, Community Development Director, stated that staff has communicated with all developers in the annexation areas and have received support of the rescinding of the Ordinance with hopes that they can work with the Town in the future and are interested in being a part of the Town of Florence.

Mayor Rankin stated that he has received comments that citizens would like Council to wait and see what the Court decides, but knowing the irregularities that formed during the annexation process, it is in the best interest of all that the annexation be rescinded. He stated that the next annexation will be processed correctly and that those who want to be in the Town will be brought into the Town and those who may be hesitant, the proper procedures and documentations will be completed and the majority will make that decision.

On motion of Councilmember Woolridge, seconded by Councilmember Guilin, to adopt Ordinance No. 633-15, and declaring an emergency.

Roll Call:

Councilmember Woolridge: Yes  
Councilmember Guilin: Yes  
Councilmember Wall: Yes  
Councilmember Anderson: Yes  
Councilmember Hawkins: Yes  
Vice-Mayor Walter: Yes  
Mayor Rankin: Yes

Motion Passed: Yes: 7; No: 0

Mayor Rankin inquired if Council can adopt the resolutions that pertain to Ordinance 633-15 in a blanket format.

Ms. Garcia stated that Council could adopt the resolutions pertaining to Ordinance 633-15 in one motion since Council passed the ordinance. She stated that each of the resolutions represents a Pre-Annexation and Development Agreement that was previously approved based on the annexation of Magic Ranch and recorded in the Pinal County Recorder's Office. Through the adoption of each resolution rescinding those agreements, it will allow staff to properly file the rescindings with the Pinal County Recorder for proper closure of those agreements. She stated that if Council so chooses

it could make one motion to rescind all Pre-Annexation and Development Agreements in association with the Magic Ranch annexation.

**Resolution No. 1535-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1431-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH SEVILLE INVESTMENTS, LLC (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1536-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1453-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH PALMS-MAGIC LAKE 80, LLC (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1537-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1454-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH SFD MAGIC RANCH, LLC (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1538-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1458-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH GEM LAND & CATTLE, LLC AND EMPIRE WEST TITLE AGENCY LLC (“OWNERS”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1539-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1459-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH RMG ARIZONA PROPERTIES HOLDING XVII, LLC, (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1540-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1460-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH RMG RESIDENTIAL 2010, LLLP (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1541-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1463-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH RMG LUCKY HUNT 65, LLC, (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1542-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1464-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH MAGIC LAKE 80, LLC, (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1543-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1465-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH BARCLAY HOLDINGS XLIII, LLC, (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1544-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1466-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH CHI CONSTRUCTION COMPANY (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1545-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1467-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH D. R. HORTON, INC, (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**



**Resolution No. 1546-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1470-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH CMG 900, LLC (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

Resolution No. 1546-15 was removed from the agenda.

**Resolution No. 1547-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1468-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH EL DORADO ARIZONA FARMS, LLC (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1548-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1472-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH SMITH’S FOOD AND DRUG CENTERS, INC., (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1549-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1475-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH GENERAL HUNT PROPERTIES, INC., (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1550-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1476-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH OASIS SOLID WASTE, LLC (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1551-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1477-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH THE CLUB AT OASIS, LLC (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1552-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1478-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH JOHNSON UTILITIES, LLC (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

Ms. Garcia stated that since Council rescinded Ordinance No. 691-14, the Resolutions need to be adopted rescinding all Pre-Annexation and Development Agreements that were connected with the original Ordinance for annexation that were recorded with Pinal County. She stated at such time when those areas and agreements are to be enacted and annexed into the Town, the agreements will be presented to Council for approval and will again be recorded with Pinal County.

Mayor Rankin stated that he would entertain a motion to adopt all resolutions to rescind the pre-annexation and development agreements that pertain to the Magic Ranch annexation excluding Resolution No. 1546-15.

On motion of Councilmember Anderson, seconded by Councilmember Woolridge, to adopt Resolution Nos. 1535-15, 1536-15, 1537-15, 1538-15, 1539-15, 1540-15, 1541-15, 1542-15, 1543-15, 1544-15, 1545-15, 1547-15, 1548-15, 1549-15, 1550-15, 1551-15 and 1552-15, and declaring an emergency.

Roll Call:

Councilmember Wall: Yes  
Councilmember Anderson: Yes  
Councilmember Guilin: Yes  
Councilmember Hawkins: Yes  
Councilmember Woolridge: Yes  
Vice-Mayor Walter: Yes  
Mayor Rankin: Yes

Motion Passed: Yes: 7; No: 0

**Ordinance No. 634-15**

Ms. Garcia read Ordinance No. 634-15 by title only.

**AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING ORDINANCE NO. 620-14 WITH REGARD TO ARIZONA FARMS ANNEXATION PETITION NO. 2013-02; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

On motion of Councilmember Woolridge, seconded by Councilmember Guilin, to adopt Ordinance No. 634-15, and declaring an emergency.

Roll Call:

Councilmember Woolridge: Yes  
Councilmember Guilin: Yes  
Councilmember Anderson: Yes  
Councilmember Wall: Yes  
Councilmember Hawkins: Yes  
Vice-Mayor Walter: Yes  
Mayor Rankin: Yes

Motion Passed: Yes: 7; No: 0

**Resolution No. 1553-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1418-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH DQCRESTFIELD, LLC, (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1554-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1443-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH MP FLORENCE, LLC, (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1555-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1446-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH HOWARD L. HAWKS (“OWNER”); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1556-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1461-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH Superstition Springs R-14 ASSOCIATES, WOLFY'S R.E. HOLDINGS, LLC, AND DAVID C. PHILLIPS, ("OWNERS"); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1557-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1462-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH RES-AZ CRESTVIEW, LLC ("OWNER"); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

**Resolution No. 1558-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1471-14 WITH REGARD TO THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH EL DORADO ARIZONA FARMS LLC AND LANGLEY ARIZONA FARMS 150, LLC ("OWNERS"); PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

On motion of Councilmember Woolridge, seconded by Councilmember Wall, to adopt Resolution Nos. 1553-15, 1554-15, 1555-15, 1556-15, 1557-15 and 1558-15, and declaring an emergency.

**Roll Call:**

Councilmember Woolridge: Yes  
Councilmember Wall: Yes  
Councilmember Anderson: Yes  
Councilmember Guilin: Yes  
Councilmember Hawkins: Yes  
Vice-Mayor Walter: Yes  
Mayor Rankin: Yes

Motion Passed: Yes: 7; No: 0

**MANAGER'S REPORT**

Ms. Garcia stated that the budget/event calendar contains all steps and important dates regarding the budget process for Fiscal Year 2016/2017, the Special Election and the Primary and General Elections. She stated that the calendar shows the quarterly

meetings the Budget Committee will have with Council to discuss issues the Committee is having regarding the budget, as well as Council goals and priorities. She stated that the public component has been added to the Capital Improvement Plan (CIP) process noting dates that will allow for public comment on the plan. She stated that the items in red are Budget Committee action items, black are items to be handled by staff and blue items reflect meeting dates for Council, who as a whole, will meet with the Budget Committee.

Ms. Garcia stated that the proposed budget process is much different than what has been done in the last couple of years and provides for an open process on a quarterly basis for resident input and for the Budget Committee to review different aspects of the budget with Council. She stated that the budgeting process will start in late August 2015 and will continue throughout the year until the adoption of a tentative budget on June 20, 2016. She stated that in addition to the budget dates, the calendar provides important dates for the Special Election regarding expenditure limitations that will be held on May 17, 2016. The calendar also identifies community meetings leading up to the elections to assist voters with understanding the election and what is being asked of them on the ballot. She stated that during the community information meetings for the Special Election it will be important to inform the voters of the Home Rule Election that will be on the Primary Election ballot on August 30, 2016, and provide information on what a yes or no vote would mean. She stated that the calendar provides the dates for the General Election including when Council Nomination Packets will be available to the public and when they are due back to the Clerk's Office.

Ms. Garcia stated that the calendar is a combination of three processes that the Town will be going through over the next 15 months and once Council adopts the calendar it will be available on the Town's website.

Mayor Rankin stated that once the new Town Manager is on board, there might be changes to the calendar.

Councilmember Anderson thanked Ms. Garcia for the calendar and for the information it contains as it was exactly what Council was requesting.

## **CALL TO THE PUBLIC**

Mr. John Dantico, Iron Horse Ranch Resident, inquired the following:

- What the emergency was regarding the rescinding of the annexation ordinance and resolutions that allows the Town to declare an emergency?
- Why Resolution No. 1546-15 was removed from the agenda that would have rescinded Resolution No. 1470-14?
- What is the Town's plan to address the external jurisdiction issue that was noted in the legal challenge of the annexation?

## **CALL TO THE COUNCIL**

Councilmember Anderson expressed his sorrow of the passing of Ms. Vicki Kilvinger, prior Mayor of Florence, as she did so much for the Town and its residents.

Councilmember Guilin stated that she sends her condolences to Ms. Kilvinger's family and that Ms. Kilvinger's wish was to see a swimming facility built for the children of Florence and she was able to see that come to fruition. She expressed her appreciation to Mr. Costa for his thorough Town of Florence Council Action Forms (RCA) and for providing Council with the information needed to make good decisions.

Councilmember Hawkins stated that Ms. Kilvinger will be missed.

Councilmember Wall sent her condolences to the family and friends of Ms. Kilvinger and stated that Ms. Kilvinger was the Mayor at the time she moved to Florence and admired her for her work and efforts to ensure that all areas of Town, old and new, were one community.

Councilmember Woolridge sent her thoughts and prayers to the Kilvinger family.

Vice-Mayor Walter stated that Ms. Kilvinger lived her life for the Town of Florence and gave of herself to all.

Mayor Rankin stated that Ms. Kilvinger enjoyed all aspects of the Town including the Woman's Club and had a great sense of humor and was a friend. He stated that the Town lost another friend; Mr. Rowe Gilbert, who was a member of the Rangers.

## **ADJOURNMENT**

**Council may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the Town's Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3).**

On motion of Councilmember Hawkins, seconded by Vice-Mayor Walter, and carried to adjourn the meeting at 7:17 pm.

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Tom J. Rankin, Mayor

## **ATTEST:**

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Lisa Garcia, Town Clerk

I certify that the following is a true and correct copy of the minutes of the Florence Town Council meeting held on August 17, 2015, and that the meeting was duly called to order and that a quorum was present.

---

Lisa Garcia, Town Clerk

**MINUTES OF THE FLORENCE TOWN COUNCIL SPECIAL MEETING HELD ON MONDAY, AUGUST 24, 2015, AT 6:00 PM, IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.**

**CALL TO ORDER**

Mayor Rankin called the meeting to order at 6:02 pm

**ROLL CALL:**

Present: Rankin, Walter, Woolridge, Hawkins, Guilin, Anderson, Wall

**CALL TO THE PUBLIC**

**Call to the Public for public comment on issues within the jurisdiction of the Town Council. Council rules limit public comment to three minutes. Individual Councilmembers may respond to criticism made by those commenting, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.**

There were no comments.

**PUBLIC HEARING**

**Public hearing on Annexation No. 2015-02, more commonly known as the Bonnybrooke Solar Plant Annexation, area encompasses a land area of approximately 312.97 acres. The subject area is generally bound by the Bonnybrooke Road alignment to the north, Padilla Road to the west, the Quail Run Road alignment to the east and existing irrigation canals and the CAP Canal to the south.**

Mr. Mark Eckhoff, Community Development Director, stated that the public hearing is for Annexation 2015-02, the Bonnybrooke Solar Project, requested by Solar Star Arizona VII, LLC, a subsidiary of SunPower Corporation System (SunPower) on behalf of the property owners MLC Farms, LLC, and the Clark Family Trust. He stated that staff filed the annexation packet with the Pinal County Recorder on July 29, 2015, and that the Town is required by Arizona State Statute to hold a public hearing within the last ten days of the thirty-day waiting period and was noticed per State statutes.

Mr. Eckhoff stated that the annexation consists of farm land with the intent to develop a 50 watt solar farm on the subject site which will have a positive fiscal impact to the Town. He stated that in September 2015, staff will request a Minor General Plan Amendment and a Planned Unit Development zone change that will permit this type of use. He stated that the annexation, General Plan Amendment and zoning change are



occurring concurrently allowing the project to move swiftly into the review of construction plans and into construction of the solar farm.

Councilmember Anderson inquired what the building was in the subject area.

Mr. Eckhoff stated that the building was the home of Mr. and Mrs. Clark which will be torn down if the annexation and solar farm are approved.

Mayor Rankin opened the public hearing.

There were no comments.

Mayor Rankin closed the public hearing.

### **CALL TO THE PUBLIC**

There were no comments.

### **CALL TO THE COUNCIL**

Councilmember Anderson expressed his appreciation to the Town for allowing Council to attend the League of Cities and Towns Annual Conference where he learned about what projects and issues other municipalities are working on and was somewhat embarrassed as they are way ahead of Florence. He stated he would like to see Council focus more on how to move the Town forward, encouraging industrial and residential growth. He stated he heard a lot of great ideas on how to get the youth of Florence involved and more citizen agreement with Town business.

### **ADJOURNMENT**

**Council may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the Town's Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3).**

On motion of Councilmember Woolridge, seconded by Vice-Mayor Walter, and carried to adjourn the meeting at 6:07 pm.

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Tom J. Rankin, Mayor

### **ATTEST:**

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Lisa Garcia, Town Clerk

I certify that the following is a true and correct copy of the minutes of the Florence Town Council meeting held on August 24, 2015, and that the meeting was duly called to order and that a quorum was present.

---

Lisa Garcia, Town Clerk

**MINUTES OF THE TOWN OF FLORENCE ARTS AND CULTURE COMMISSION HELD ON MONDAY, JULY 9, 2015 AT 6:00 P.M. IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.**

**CALL TO ORDER:**

Vice-chair Hansen called the meeting to order at 6:00 pm.

**ROLL CALL:**

Present: Hansen, Rankin, Cochran, Duncan

**PLEDGE OF ALLEGIANCE**

Vice Chair Hansen led the Pledge of Allegiance

**WORKSESSION**

**Discussion of the Coolidge Artisan Village**

Vice-chair Hansen introduced Mr. Jack Malpass, Coolidge Artisan Village Facilitator and Mr. Rick Miller, City of Coolidge Growth Manager.

Commissioner Duncan inquired as to what opportunities or obstacles did the organization have setting up their 501(c)3.

Mr. Malpass stated that their 501(c)3 was obtained three years ago through The Performance Arts Center Foundation. The program was mirrored with the Queen Creek Performing Arts Center and with the assistance of a financial advisor it took three months to complete the Form 1023 packet ensuring all documents were completed accurately and all supporting documents had been obtained. Once complete, the packet was submitted to the government and from start to finish it took 15 months to obtain the 501(c)3 status. He stated to be able to fast track the process, the submittal packet needs to contain information showing the organization is pending funding that requires the non-profit status to be able to receive the funds.

Mr. Malpass stated that after achieving the 501(c)3 status, and by working with the school district through the City, the Artisan Village was created which operates as an LLC under the Performance Arts Center Foundation.

Commissioner Duncan inquired if the Form 1023 packet required prior proof of events.

Mr. Malpass stated that it does not require proof of prior events but it asks what events the organization will be sponsoring and when completing the packet, there needs to be proof that the organization is and will continue to be viable and truly tax exempt.

Commissioner Cochran inquired as to what fees were charged for assisting with the packet submission.

Mr. Malpass stated that the work was done pro bono. He stated that by working with the School District, Artisan Village and local businesses who participated on the Economic

Development Committee, the foundation has been successful and flourished to what it is today and continues to be successful with these continued partnerships.

Commissioner Cochran inquired how the partnership with the City of Coolidge works.

Mr. Miller stated that the Coolidge Economic Development Committee (CEDC) is a sub-committee of the Coolidge Chamber of Commerce tasked to determine the best use of the North School project and through the vision of Mr. Malpass the Artisan Village Center plan was developed and the City was very supportive of the plan and provided his services to the sub-committee as a liaison between the committee and the City to best use City resources as needed. He stated that the CEDC receives donations through the Chamber of Commerce and funding through the City of Coolidge.

Commissioner Cochran inquired as to where a majority of their donations comes from.

Mr. Miller stated that the CEDC received a one-time donation from the Walton International Group who has landholdings in the area along with a \$30,000 donation from the IDA specifically for the Artisan Village Center. He stated that local businesses and City members support the program as they believe in what the Center is creating for the City.

Mr. Malpass stated that the School District is also a member of the CEDC which is a benefit of keeping the three strategic partners working together. He stated that first the Performing Arts Center Foundation was established then efforts were turned to utilize the vacant school as the Artisan Village expanding the efforts and offerings of the Foundation. He stated that the Village is a child's environment enriched in the arts to supplement the exposure to the arts that our youth today are not receiving due to school budget restraints. He stated that the diversity of the Center was not and is not planned; it came about by those who showed up to donate their time, funding and passion for the various arts.

Mr. Miller stated that when he speaks with prospective business owners he takes them to the Village and shows them what is happening and how their business would be viable in the City of Coolidge and through unsolicited donation, business owners have donated items that they cannot use in their establishments for the betterment of the Village.

Mr. Malpass stated that in the beginning the foundation put monies aside for a year while in the development stage, so when it came time to have events, the funds would be available. He stated that the Foundation has 12 funding tiers including public, private and capital improvements. He stated that is critical to have short-term and long-term funding strategies that will provide consistent revenues. He stated that the Village is now the rehearsal home for the Central Arizona Symphony; they have developed a Choir and have several affiliated Clubs operating under the Artisan Village that is operating under the Performing Arts Center Foundation which holds the 501(c)3.

Mr. Miller stated that the organization works with a grants specialist who assisted the Village in receiving the Cempatico Grant which paid for several 3-D printers and is supporting their Community Garden project. He stated that they also worked with a capital campaign expert and recently held a capital improvement breakfast inviting local business owners throughout the region providing those attending a tour of the facility and support opportunities that included financial, volunteer services, donations and volunteer time. He stated that even though the attendance was lower than desired it did give the organization an opportunity to

reach out to several hundred possible patrons and informed them of what they were doing and the how to get involved.

Vice-chair Hansen inquired as to what additional art forms is the organization looking at offering that will provide an income stream.

Mr. Malpass stated that they currently have five kilns that were donated to the Village and they are hoping to provide pottery classes. He stated that the Village has several revenue streams including 4 museums, a line of Artisan Village products and a gallery that will display and offer purchasing options of local artists' works. He stated that there is a great depth of artisans in the Coolidge area eager to share and teach their trade.

Vice-chair Hansen inquired as to what the organization plans to do with the kitchen equipment that was donated by McDonalds.

Mr. Miller stated that they plan to open a small café possibly with public internet where someone can have a sandwich, enjoy the arts and participate however they want to. He stated they want to use the café as a training opportunity for the high school culinary kids on how to run a food service business and provide another revenue stream for the Village.

Vice-chair Hansen thanked Mr. Malpass and Mr. Miller for providing the Commission with their knowledge and experiences developing and growing the Artisan Village.

## **OLD BUSINESS**

### **Discussion of the Annual Project Plan and Public Art Guidelines**

Ms. Jennifer Evans, Management Analyst, stated that she had sent to the Commissioners two weeks ago information regarding what is classified as public art and what criteria is used to determine public art and with that was information from Commissioner Cochran regarding guidelines, mission and objectives. She stated that in the same communication packet was an events calendar and a draft of the Florence Arts and Culture asset inventory and requested input from all Commissioners.

Commissioner Rankin reviewed with the Commission the areas of the document she thought were appropriate and depicted what she believes is the core meaning of public art and the goals of the Commission.

Commissioner Cochran reviewed with the Commission her thoughts on the public arts definition and what categories should be considered art.

Commissioner Duncan inquired as to how an artist is determined to be professional.

Commissioner Hansen stated that she would include in the definition of a professional artist, the word accomplished to broaden the definition as one could be a true artist but not selling their art as a profession.

The Commissioners agreed to review documents as discussed and update the draft in between meetings for further discussion at their next regularly scheduled meeting.

Ms. Evans stated that the Annual Project Plan covers the financial obligation of the various projects that the Commission would like to hold.

Commissioner Cochran stated that the Commission cannot move forward on many of their plans until operational funds can be raised and to raise funds you need funds.

Ms. Evans stated that Mr. Malpass stated earlier in the meeting that the Artisan Village did not worry about money for the first year as they focused on developing revenue streams, applying for grants and building support for the vision of the organization. She stated that she believes the Commission needs to define what the educational outreach is going to be and then tap into grants to support those efforts.

Vice-chair Hansen stated that in the Commission's short-term strategies it lists creating an inventory of assets and to conduct a survey. She stated when they attended the conference in Phoenix she was able to obtain templates for creating an inventory of assets, conducting surveys and other useful tools to help develop the Commission.

Ms. Evans stated that the Commission could also conduct a public forum to discuss the arts and find out what resources the Town has in the area.

## **NEW BUSINESS**

### **Discussion/Approval/Disapproval of Minutes from the April 9, 2015 Regular Meeting and May 11, 2015 Special Meeting**

On motion of Commissioner Cochran, seconded by Commissioner Duncan, and carried to approve the minutes from the April 9, 2015 regular meeting.

On motion of Commissioner Rankin, seconded by Commissioner Cochran, and carried to approve the minutes from the May 11, 2015 special meeting.

### **Election of Commission Chairperson**

On motion of Commissioner Rankin, seconded by Commissioner Hansen, and carried to approve to elect Commissioner Cochran as Commission Chairperson.

## **CALL TO THE PUBLIC/COMMISSION RESPONSE**

Call to the Public for Comment is limited to issues within the jurisdiction of the Town of Florence Arts and Culture Commission. Individual commission members may respond to criticism made by those commenting, may ask the staff liaison to review a matter raised, or may ask that a matter be placed on future agenda.

Ms. Ruth Harrison, Florence resident, stated that the 150th Anniversary of the founding of the Town of Florence is coming up and hopes that the Commission will be able to have programming that celebrates this event.

## **CALL TO THE COMMISSION**

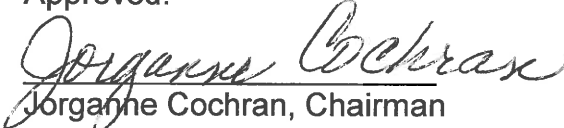
Commissioner Duncan inquired how the process is going to fill the open position on the Commission.

Ms. Evans stated that the position is being advertised for one more month then application and interviews will be conducted and a recommendation will be made to Council for appointment.

## **ADJOURNMENT**

On motion of Commissioner Cochran, seconded by Commissioner Rankin, and carried to adjourn the meeting at 7:32 pm.

Approved:

  
Jorganne Cochran, Chairman

**MINUTES OF THE TOWN OF FLORENCE ARTS AND CULTURE COMMISSION HELD ON MONDAY, AUGUST 13, 2015 AT 6:00 P.M. IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.**

**CALL TO ORDER:**

Chairman Cochran called the meeting to order at 6:01 pm.

**ROLL CALL:**

Present: Hansen, Rankin, Cochran, Duncan

**PLEDGE OF ALLEGIANCE**

Commissioner Rankin led the Pledge of Allegiance

**OLD BUSINESS**

**Discussion/Approval/Disapproval of the Public Art Selection Criteria and Public Art Definition**

Ms. Jennifer Evans, Management Analyst, stated that she had compiled the information that had been received from the Commission members and from the Commissions' July meeting along with the original definitions developed for public art.

On motion of Commissioner Hansen, seconded by Commissioner Rankin and carried to approve the wording of a public art definition.

The definition of public art that was approved by the commission:

"Public Art" means any work of art created by visual artists or public context designers that is sited in a public space for people to experience. This can include but is not limited to; murals, sculpture, memorials, integrated architectural or landscape architectural work, community art, digital new media, installations, and even performances and festivals. It is art that people encounter on a daily basis in the public sphere.

Ms. Evans stated that the selection criteria was developed through the recommendations from Chairman Cochran and Commissioner Rankin along with original criteria reviewed by the Commission at previous meetings. She stated that the definition for super graphic discussed at the July 2015 meeting has been updated.

Commissioner Hansen requested that glass be added to the second definition for artwork.

The Commissioners reviewed the two options previously presented and agreed that the more detailed version of the criteria was most useful.

On motion of Commissioner Hansen, seconded by Commissioner Duncan and carried to approve the public art selection criteria provided by Commissioner Rankin.



## Selection Criteria

1. **Quality:** The public art piece demonstrates originality, artistic excellence, and quality.
2. **Media:** All visual forms including:
  - a. Sculpture – in the round, bas-relief, mobile, kinetic, electronic, in any material or combination of materials.
  - b. Painting - all media, including but not limited to, murals.
  - c. Mosaics - pictures or decorative designs made by setting small colored pieces, such as stone or tile, into a surface.
  - d. Artwork - in clay, wood, metal, plastics, glass, and other materials.
  - e. Mixed Media - any combination of forms or media, including collage.
  - f. Unique Features - one-of-a-kind building features and site enhancements such as gates, benches, water features, walkways or bridges, and public use items including decorative trash receptacles provided that it has been commissioned from a visual artist or public context designer.
3. **Style:** Public art of all schools, styles, and tastes should be considered.
4. **Response to site:** Public art and art places should be appropriate in scale, material, form, content, and value for the immediate, general, social, and physical environments with which they are to relate.
5. **Team Approach:** Encourage the early involvement of the visual artist or public context designer as a member of the project design team.
6. **Durability:** Consideration should be given to structural and surface integrity, permanence, and protection against theft, vandalism, weathering, excessive maintenance, and repair costs.
7. **Elements of Design:** Consider that public art, in addition to meeting aesthetic requirements, may also serve to establish focal points; terminate areas; modify, enhance, or define specific spaces; or establish identity.
8. **Public Liability:** Public art and art places should be examined for unsafe conditions or factors that may bear on public liability.
9. **Diversity:** Strive for diversity of style, scale, media, designers, community values, forms of expression, and equitable distribution of public art throughout the town.

On-site artworks which are not acceptable include:

Business logo.

Mass produced art objects such as fountains, statuary, and playground equipment.

Art reproductions.

Public Art contributes to the overall quality of life for residents and visitors. Public art contributes to a sense of place, defines and reinforces community identity, and reflects the unique character of the Town.

Public art should relate to the historical, cultural or natural context of the project area, the neighborhood or the Town.

### **Discussion of the Annual Project Plan**

Ms. Evans stated that the vision statement is under review and provided the Commissioners with a draft statement to use as a starting point.

Chairman Cochran stated that she would like to see the members of the Commission think about what it means to have public art and cultural events in Florence and derive a vision statement for the Commission and then start developing a list of projects that meet that vision.

Councilmember Hansen volunteered to work on the vision statement based on the ideas that have been discussed.

Chairman Cochran stated that at the July Commission meeting, Ms. Ruth Harrison, provided the Commission with information on the Town's 150<sup>th</sup> Anniversary which will occur in 2016. She stated that several dates throughout the year will be identified for celebrations including the Annual Home Tour where the Commission could hold an art exhibit with a "Town Pride" theme. She would like to see the Commission plan an event in conjunction with the Home Tour and with the Chamber of Commerce arts and crafts walk in April 2016.

Councilmember Hawkins stated that the event could be an Arts and Crafts Festival with music at the Silver King and artisan booths providing interactive opportunities with the arts.

Chairman Cochran stated that the timing of the Chamber of Commerce event is during Country Thunder and could draw additional participants.

Councilmember Hawkins stated that he does not believe Country Thunder participants would be looking for additional activities outside that event. He stated that he believes the Home Tour would be more conducive to having an Arts and Crafts Festival.

Commissioner Duncan stated that in previous years, attendees of Country Thunder have not been made aware of the various options they have for dining, shopping and enjoyment of the cultural aspects of Florence.

Chairman Cochran stated that she would like to see the Commission do events during both times.

Ms. Evans stated that the Chamber of Commerce held an Art Walk this year which received a good response from local artisans and believes with more planning and more advertising, attendance could be increased.

Commissioner Hansen stated that more elements could be added to the program to attract different age groups.

Commissioner Duncan stated that she believes over the years, by adding a new element and increasing advertising, the event could be very popular.

Chairman Cochran stated that Mr. Scott Turner, Pulte Representative for Anthem at Merrill Ranch, requested that the HOAs and the Commission meet quarterly to ensure dates are not overbooked or efforts overlapping.

Ms. Evans stated that the Parks and Recreation Department is currently maintaining a general calendar that includes the Anthem events and is being updated on a regular basis. She recommended that the Commission be a part of the master calendar to ensure that events are not overlapping and to identify opportunities to hold events in conjunction with others.

Commissioner Hansen stated that the Woman's Club holds an Annual Art Show where art is available for purchase.

Chairman Cochran inquired if there would be a conflict with the Commission planning a juried art exhibit with the event at the Woman's Club.

Commissioner Hansen stated that the Woman's Club event is a show where art is available for purchase and the Commission is planning a show with no option to purchase. She inquired if there are arts and crafts along Main Street.

Chairman Cochran stated since the Home Tour is a walking tour, if it would be a great opportunity to set up an exhibit that the tour could incorporate into their program.

Ms. Evans stated that she has mentioned the Commission's desire to participate in the Home Tour to Mr. John Nixon, Parks and Recreation Coordinator, who indicated it might be a good addition to the Tour. She stated that the Commission would need to provide a proposal to the Home Tour Committee clearly identifying how the Commission would like to participate and recommended a work session to develop that proposal.

Councilmember Hawkins recommended planning as many events manageable during the winter months to take advantage of the cooler weather and the increase in population.

Commissioner Hansen stated that based on the information of the Anthem Arts program in November, it appears that they are trying to pull in bigger artisan groups expanding outside the local talent.

Councilmember Hawkins stated that the Town of Casa Grande has had great success blending the arts with their classic car show where they close the downtown area with cars lining the streets and on the side streets are the artisan booths and food vendors.

Commissioner Hansen stated that she would like to see the commission focus more on an art exhibit and performers at events.

Chairman Cochran stated that a pancake breakfast is a simple event that can draw people to an area.

Ms. Evans stated that the American Legion holds a pancake breakfast in conjunction with the Jr. Parada.

Commissioner Duncan inquired if street performers can be included with the 150 year celebration during the Home Tour.

Chairman Cochran stated that there are performers in Town and through proper advertising and communication of the event, the public would know of their performances during the Home Tour. She requested that staff coordinate a work session with the Home Tour Committee regarding the Commissions participation.

Ms. Evans stated that the art walk during Country Thunder is coordinated by the Chamber of Commerce, there is a committee for the Home Tour event and then there are additional events planned by Parks and Recreation.

The Commissioners agreed to focus on the Home Tour first.

Chairman Cochran stated that she would like to also focus on the Celebration of the Arts in Anthem and have a table providing information regarding the Commission and its work. It would also be an ideal opportunity to recruit artisans for future events.

Councilmember Hawkins inquired if the Commission had a website.

Ms. Evans stated that the IT Department is currently working on the new Town website and once it is completed and operational, the Commission can have a web page created and uploaded.

Commissioner Hansen stated that she would like everyone to submit ideas regarding the vision statement and the Commission newsletter and that she would like to see a newsletter being handed out at the Anthem event in November.

Chairman Cochran requested that all ideas be sent to Ms. Evans before the next meeting to allow the information to be combined and distributed to all Commissioners prior to the meeting.

Ms. Evans stated that she had compiled a newsletter distribution list based on information that has been provided to the Commission on previous events.

## **NEW BUSINESS**

### **Discussion/Approval/Disapproval of Minutes from the July 9, 2015 Regular Meeting.**

Chairman Cochran stated that she would like to correct the 4<sup>th</sup> paragraph on page 3 under Old Business from Commissioner Cochran to Commissioner Hansen.

On motion of Commissioner Rankin, seconded by Commissioner Hansen, and carried to approve the minutes from the July 9, 2015 regular meeting, with a correction.

## **CALL TO THE PUBLIC/COMMISSION RESPONSE**

Call to the Public for Comment is limited to issues within the jurisdiction of the Town of Florence Arts and Culture Commission. Individual commission members may respond to

criticism made by those commenting, may ask the staff liaison to review a matter raised, or may ask that a matter be placed on future agenda.

No comments were made.

### **CALL TO THE COMMISSION**

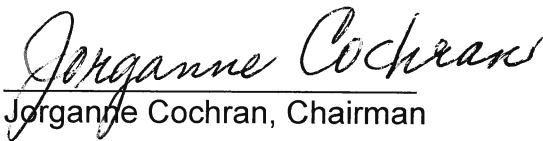
Commissioner Rankin and Chairman Cochran provided updates to the inventory list.

Chairman Cochran encouraged all Commissioners to attend the Open Meeting Law training on August 31, 2015.

### **ADJOURNMENT**

On motion of Commissioner Hansen, seconded by Commissioner Rankin, and carried to adjourn the meeting at 7:18 pm.

Approved:

  
Jorganne Cochran, Chairman

## TOWN OF FLORENCE PARKS AND RECREATION ADVISORY BOARD

MINUTES FROM THE REGULAR MEETING HELD ON THURSDAY, JUNE 25, 2015  
AT 6:00 P.M. IN THE COUNCIL CHAMBER OF TOWN HALL, LOCATED AT 775 N.  
MAIN STREET, FLORENCE, AZ.

### 1. CALL TO ORDER

Chairman Gibson called the meeting to order at 6:05 P.M.

### 2. ROLL CALL:

Present: Don Pinson, Robert Smidt, Shawn Gibson, Vice Mayor Tara Walter,  
Donald Woolridge (arrived at 6:12 p.m.)  
Absent: Linda Fenstermaker

### 3. NEW BUSINESS

#### a. Discussion/Approval/Disapproval of April 23, 2015 meeting minutes

On motion by Vice-Chair Pinson and seconded by Boardmember Smidt,  
and carried to approve April 23, 2015 meeting minutes.

#### b. Update on Territory Square-Library/Recreation Complex Project

Mr. Hughes stated the Aquatic Center is close to completion. Both pools  
are filled in and the pumps are running. Sod was put in, and carpet needs  
to be installed. A temporary entry was paved to access the center off of 1<sup>st</sup>  
Street. Hydro seed will be sprayed onto the soccer fields in a few days. All  
the lights that were installed are Musco LED bulbs.

Board member Smidt asked if the courts (pickle ball) will be opening on  
the same day the pool will be opening.

Mr. Hughes responded that he hopes they will be, but as of right now they  
may be opened much later.

Vice Chairman Pinson asked if there will be lockers at the Aquatic Center  
if so will patron have to bring their own lock.

Mr. Hughes said there will be lockers available to patrons that come with a  
key. Patrons will need to insert a quarter and when the key is re-inserted  
the quarter is returned.

#### c. Aquatic Center Opening- July 4, 2015

Mr. Hughes invited the Advisory Board to attend the Ribbon Cutting  
ceremony for the Aquatic Center at 10:00 A.M. on July 4, 2015. Mr.

Hughes stated this will only be a soft opening as we will be doing a Grand opening once the Library/Community Center is complete.

Board member Smidt asked if families were allowed to attend the ceremony.

Mr. Hughes said yes, families are invited as well.

#### **4. UNFINISHED BUSINESS**

##### **a. Discussion/Approval/Disapproval of the Fiscal Year 2015-16 Parks and Recreation Fee Schedules**

Mr. Hughes explained to the Advisory Board that the fee schedule was out of date. Some of the fees that were added included resident and non-resident rental fees for Ramadas at Heritage Park, Main Street Park and pool passes. In addition, the private pool party fee went up drastically. Mr. Hughes said cost recovery for the private pool parties should be at 100% because these rentals are heavily staffed.

At the Fitness Center there will no longer be a non-resident fee for memberships.

On motion by Vice-Chair Pinson and seconded by Boardmember Woolridge, and carried to approve the Fiscal Year 2015-16 Parks and Recreation Fee Schedule.

##### **b. Discussion/Approval/Disapproval of the Parks and Recreation Department Mission, Vision and Values**

On motion by Boardmember Smidt and seconded by Vice-Chair Pinson, and carried to approve Parks and Recreation Department Mission, Vision and Values.

##### **c. Update on the Tree City USA Program**

Mr. Hughes stated that the Town had received a donation of about 300 Desert Willow trees from the Future Forward Foundation. The Trees were planted with the help of Jim Tchida.

#### **5. STAFF REPORTS**

##### **a. Parks and Recreation Director**

Mr. Hughes let the Advisory Board know that two staff members Alison Feliz and Erasmo Mendivil had recently received their Certified Parks and Recreation Professional certification.

## 6. CALL TO THE PUBLIC/BOARD RESPONSE

Ms. Ruth Harrison spoke to the Board about Tree City USA. Ms. Harrison advised each Boardmember to visit the Arbor Day Foundation website to view their requirements for a City to be designated as a Tree City.

**CALL TO THE PUBLIC FOR PUBLIC COMMENT ON ISSUES WITHIN THE JURISDICTION OF THE TOWN OF FLORENCE PARKS AND RECREATION ADVISORY BOARD. COUNCIL RULES LIMIT PUBLIC COMMENT TO THREE MINUTES. INDIVIDUAL MEMBERS MAY RESPOND TO CRITISIM MADE BY THOSE COMMENTING, MAY ASK STAFF TO REVIEW A MATTER RAISED OR MAY ASK THAT A MATTER BE PUT ON A FUTURE AGENDA. HOWEVER, MEMBERS SHALL NOT DISCUSS OR TAKE ACTION ON ANY MATTER DURING AN OPEN CALL TO THE PUBLIC UNLESS THE MATTERS ARE PROPERLY NOTICED FOR DISCUSSION AND LEGAL ACTION.**


## 7. CALL TO THE BOARD

None

## 8. ADJOURNMENT

On motion by Vice-Chair Pinson, seconded by Boardmember Smidt, and carried to adjourn the meeting at 6:56 P.M.

Approved:



Shawn Gibson, Board Chair

Posted 28<sup>th</sup> day of August, 2015, by Maria Hernandez, Deputy Town Clerk, at 775 North Main Street and 1000 South Willow Street, Florence, Arizona 85132 and at [www.florenceaz.gov](http://www.florenceaz.gov).

**\*\*\*\*PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING THE TOWN ADA COORDINATOR, AT (520)868-7574 OR (520)868-**



**7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION.\*\*\*\***

**TOWN OF FLORENCE  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES**

**REGULAR MEETING OF THE TOWN OF FLORENCE PLANNING AND ZONING COMMISSION HELD THURSDAY, AUGUST 6, 2015 AT 6:00 PM AT TOWN HALL COUNCIL CHAMBERS LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.**

**CALL TO ORDER**

Chairman Pranzo called the meeting to order at 6:04 pm.

**ROLL CALL:**

Present: Chairman Pranzo, Vice-Chairman Putrick, Commissioner Garcia, Commissioner Fenstermaker

Absent: Commissioner Petty

**PLEDGE OF ALLEGIANCE**

Chairman Pranzo led the Pledge of Allegiance.

**DISCUSSION/APPROVAL/DISAPPROVAL** of the minutes of the regular meeting conducted on June 18, 2015.

On motion of Vice-Chairman Putrick, seconded by Commissioner Fenstermaker, and carried to approve the minutes of the regular meeting conducted on June 18, 2015.

**PUBLIC HEARINGS**

**BONNYBROOKE SOLAR PROJECT MINOR GENERAL PLAN AMENDMENT(PZ 15-34 MGPA)**

**PRESENTATION/DISCUSSION/RECOMMENDATION** of an application by Solar Star Arizona VII, LLC (a subsidiary of SunPower Corporation, Systems [SunPower]), for a Minor General Plan Amendment to the Town's 2020 General Plan Land Use Map to change the land use designation on approximately 9 acres located along the subject site's Diversion Dam Road frontage from Open Space (OS) to Employment/Light Industrial (E/LI) in order to support a companion PUD zoning request for a proposed photovoltaic solar facility.

This Minor General Plan Amendment application has been withdrawn at the applicant's request. A new application for the project has been filed and will be presented as a public hearing at a future date.

**BONNYBROOKE SOLAR PROJECT PLANNED UNIT DEVELOPMENT (PZ 15-33 PUD)**

**PRESENTATION/DISCUSSION/RECOMMENDATION** of an application by Solar Star Arizona VII, LLC (a subsidiary of SunPower Corporation, Systems [SunPower]), proposing a Zone Change from initial comparable zoning to Planned Unit Development (PUD) zoning to develop a Photovoltaic solar facility on approximately 282 acres of land. The Bonnybrooke Solar Project is a proposed utility-scale photovoltaic (PV) solar energy facility planned for the subject site that is generally bounded by Diversion Dam Road to the south, the Bonnybrooke Road alignment to the north, Padilla Road to the west and the Quail Run Road alignment to the east.

The Planned Unit Development application was withdrawn at the applicant's request. A new application for the project has been filed and will be presented as a public hearing at a future date.

**CALL TO THE PUBLIC:**

Call to the Public for public comment on issues within the jurisdiction of the Planning and Zoning Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda.

Gilbert Olgin, Senior Town Planner, stated that the Commission has another meeting on Wednesday, August 26, 2015 and for the next couple of months will be having 1-2 meetings per month due to being busy.

**CALL TO THE COMMISSION**

Commissioner Fenstermaker, in the interest of stopping rumors, stated that to his knowledge he does not believe the Town has tried to stop Verizon from putting in cell towers. He stated that many Anthem residents have recently complained about cell reception and were under the impression that the Town would not allow Anthem to install the towers. He also stated that those involved with the Mosaic Church believe that the Town and staff is holding up their progress, however he does not believe this is the case.


Vice-Chair Putrick stated that County is revising regulations on cell towers and recommended that residents speak to County staff because it may affect what the cell companies are able to do in Town.

Commissioner Fenstermaker stated that the police department was discussing if the annexation of Magic Ranch is approved, the Town will need to put an antenna on Lookout Mountain as their scanners are "line of sight". He believes this may be a good spot for a cell hub.

## **ADJOURNMENT**

On motion of Commissioner Garcia, seconded by Vice-Chairman Putrick, and carried to adjourn the meeting at 6:12 pm.

x  \_\_\_\_\_  
Gary Pranzo

	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u></b> <b>10a.</b>
<b>MEETING DATE:</b> September 21, 2015  <b>DEPARTMENT:</b> Community Development  <b>STAFF PRESENTER:</b> Mark Eckhoff, AICP Community Development Director  <b>SUBJECT:</b> Ordinance No. 635-15: Bonnybrooke Solar Project Annexation No. 2015-02.		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> <b>Resolution</b> <input checked="" type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Regulatory</b> <input type="checkbox"/> <b>1<sup>st</sup> Reading</b> <input checked="" type="checkbox"/> <b>2<sup>nd</sup> Reading</b> <input type="checkbox"/> <b>Other</b>

**RECOMMENDED MOTION/ACTION:**

Motion to adopt Ordinance No. 635-15: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF FLORENCE, PINAL COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING TOWN LIMITS OF THE TOWN OF FLORENCE, ARIZONA, (BONNYBROOKE SOLAR PROJECT ANNEXATION NO. 2015-02).

**BACKGROUND/DISCUSSION:**

The Bonnybrooke Solar Project annexation area consists of approximately 312.97 acres located in a portion of the east half of section 29, township 4 south, range 10 east of the Gila and Salt River Meridian, Pinal County, Arizona. A map and legal description of the proposed annexation boundary and a blank annexation petition were filed with the Pinal County Recorder on July 29, 2015. A public hearing on Annexation No. 2015-02 was held on August 24, 2015.

The owner's intent is to position the subject site for a future photovoltaic (PV) solar energy facility. Minor General Plan Amendment (MGPA) and Planned Unit Development (PUD) applications are running concurrently with this Ordinance so that construction on the proposed project can move forward soon after the annexation.

This project will be an asset to the Town of Florence and consistent with the goals and objectives of the voter-approved 2020 General Plan. This annexation conforms to the requirements and procedures as outlined in Arizona Revised Statutes Section 9-471.

First reading was held on September 8, 2015.

**FINANCIAL IMPACT:**

The annexation of the subject farm land will have a nominal impact. The development of the proposed solar farm on the subject site will produce positive fiscal impacts.

**RECOMMENDATION:**

Motion to adopt Ordinance No. 635-15 for the Bonnybrooke Solar Project annexation.

**ATTACHMENTS:**

Ordinance No. 635-15  
Exhibits A-1 and A-2

**ORDINANCE NO. 635-15**

**AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF FLORENCE, PINAL COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING TOWN LIMITS OF THE TOWN OF FLORENCE, ARIZONA (BONNYBROOKE SOLAR PROJECT ANNEXATION NO. 2015-02).**

**WHEREAS**, a blank petition was filed on July 29, 2015, with the Pinal County Recorder's Office with a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the Town of Florence and which has had attached thereto at all times an accurate map of the territory desired to be annexed and thereafter a public hearing was noticed and held within the last ten days of the thirty-day waiting period pursuant to A.R.S. §9-471; and

**WHEREAS**, a petition has been presented in writing to the Mayor and Council of the Town of Florence, Arizona, signed by the owners of one-half or more in value of the real and personal property and more than one-half of the persons owning real and personal property as would be subject to taxation by the Town of Florence, Arizona, in the event of annexation within the territory and land hereinafter described as shown by the last assessment of said property, which said territory is contiguous to the Town of Florence, Arizona, and not now embraced within its limits, asking that the property more particularly hereinafter described be annexed to the Town of Florence, Arizona, and to extend and increase the corporate limits of the Town of Florence, Arizona, as to embrace the same; and

**WHEREAS**, a blank petition was filed on July 29, 2015, with the County Recorder, that a Public Hearing was held on August 24, 2015, after proper notice was given, that the thirty-day waiting period ended on August 31, 2015, and that the petition was circulated thereafter and signed; and

**WHEREAS**, the Mayor and Council of the Town of Florence, Arizona, are desirous of complying with said signed petition and extending and increasing the corporate limits of the Town of Florence to include said territory; and

**WHEREAS**, the said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the Town of Florence, and had attached thereto at all times an accurate map of the territory desired to be annexed; and

**WHEREAS**, no alterations increasing or reducing the territory sought to be annexed have been made after the petition has been signed by the owners of real and/or personal property in such territory; and

**WHEREAS**, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the Town Clerk of the Town of Florence, Arizona, together with the original petition referred to herein; and

**WHEREAS**, the provisions of A.R.S. §9-471, and amendments thereto, have been fully observed; and

**WHEREAS**, the Town has a plan, policy or procedure to provide the annexed territory with appropriate levels of infrastructure and services to serve anticipated new development within ten years after the date when the annexation becomes final, including the maintenance of adjacent public rights-of-way.

**THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Town of Florence, Arizona, as follows:

1. The territory described in the legal description and map attached hereto as **Exhibits "A-1" and "A-2"** by this reference incorporated herein is annexed to the Town of Florence, and the present corporate limits are extended and increased to include the described territory contiguous to the present Town limits.
2. This ordinance shall take effect, and the annexation of the subject property shall become final after expiration of thirty days from the adoption of this ordinance; provided however, that if any city or town, the attorney general, the county attorney, or any other interested party files a verified petition regarding the validity of the annexation, the Town expressly reserves and retains the right to rescind this ordinance.
3. After annexation of the territory becomes final, the Town will, according to its plans, policies and procedures, provide the annexed territory with applicable and appropriate levels of infrastructure and services to serve anticipated new development within ten years, including maintenance of adjacent public rights-of-way.
4. The Town Clerk is hereby instructed to file and record a certified copy of this Ordinance, together with all exhibits hereto, in the Pinal County Recorder's Office, Arizona.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Florence, Arizona this 21st day of September 2015.

---

Tom J. Rankin, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

---

Lisa Garcia, Town Clerk

---

Clifford L. Mattice, Town Attorney



**CERTIFICATION**

I HEREBY CERTIFY that the above and foregoing Ordinance No. 635-15 was duly passed and adopted by the Town Council of the Town of Florence, Arizona, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2015, and that a quorum was present thereat.

**ATTEST**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lisa Garcia, Town Clerk

\_\_\_\_\_  
Clifford L. Mattice, Town Attorney

PUBLISHED:

## Exhibit A-1 Bonnybrooke Solar Project Annexation

### LEGAL DESCRIPTION

#### PARCEL 1

A parcel of land, being a portion of the East Half (E1/2) of Section 29, Township 4 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

**BEGINNING** at a found plastic capped iron bar stamped "Found Pt RLS 37401" monumenting the North Quarter corner of said Section 29, from which a found 3" aluminum capped post stamped "RLS 37401" monumenting the Northeast corner of said Section 29 bears South 89°40'43" East, a measured geodetic bearing and basis of bearings for this description (record South 89°30'47" East per Record of Survey by Hansen Surveying and Engineering, recorded in Surveys Book 18, Page 75, records of said Pinal County, herein referenced as record source "RH"), a distance of 2,637.21 feet (record 2,637.84 feet per "RH");

THENCE South 89°40'43" East (record South 89°30'47" East per "RH"), along the North line of said Section 29, a distance of 2,637.21 feet (record 2,637.84 feet per "RH"), to said found 3" aluminum capped post stamped "RLS 37401" monumenting said Northeast corner of said Section 29;

THENCE South 00°23'30" East (record South 00°17'21" East per "RH"), along the East line of said Section 29, a distance of 2,627.64 feet (record 2,624.18 feet per "RH") to a found ¾" iron bar monumenting the East Quarter corner of said Section 29;

THENCE South 01°54'21" East (record South 01°48'37" East per "RH"), continuing along said East line of said Section 29, a distance of 1,949.70 feet to a calculated point in the center line of the Florence-Casa Grande Canal;

THENCE South 41°29'54" West, along said center line of said Florence-Casa Grande Canal, a distance of 901.58 feet to calculated point on the South line of said Section 29;

THENCE South 89°33'11" West, along said South line of said Section 29, a distance of 2,035.79 feet to a found 2" aluminum capped iron bar stamped "LS 17258" monumenting the South Quarter corner of said Section 29;

THENCE North 00°56'42" West (record North 00°50'49" West per "RH"), along said North-South mid-Section line of said Section 29, a distance of 2,626.72 feet (record 2,627.13

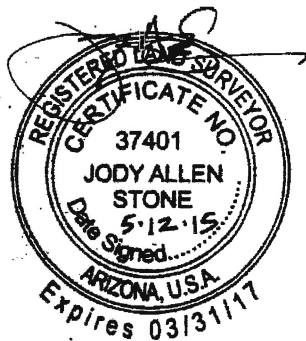
feet per "RH") to a found 2" aluminum capped iron bar stamped "LS 17258" monumenting the Center of said Section 29;

THENCE North 00°56'20" West (record North 00°50'49" West per "RH"), along said North-South mid-Section line of said Section 29, a distance of 2,656.14 feet to the **TRUE POINT OF BEGINNING**.

Containing 312.971 acres, more or less.

**AND;**

That portion of the South 33.00 feet of Section 20, the South 33.00 feet of the West 33.00 feet of Section 21, the West 33.00 feet of Section 28, Township 4 South, Range 10 East, Gila and Salt River Meridian, Pinal County, Arizona, lying adjacent to the above described Parcel 1.





# Exhibit A-2: Bonnybrooke Solar Project Annexation

-  Site Location
-  Parcel Lines
-  Town Limits



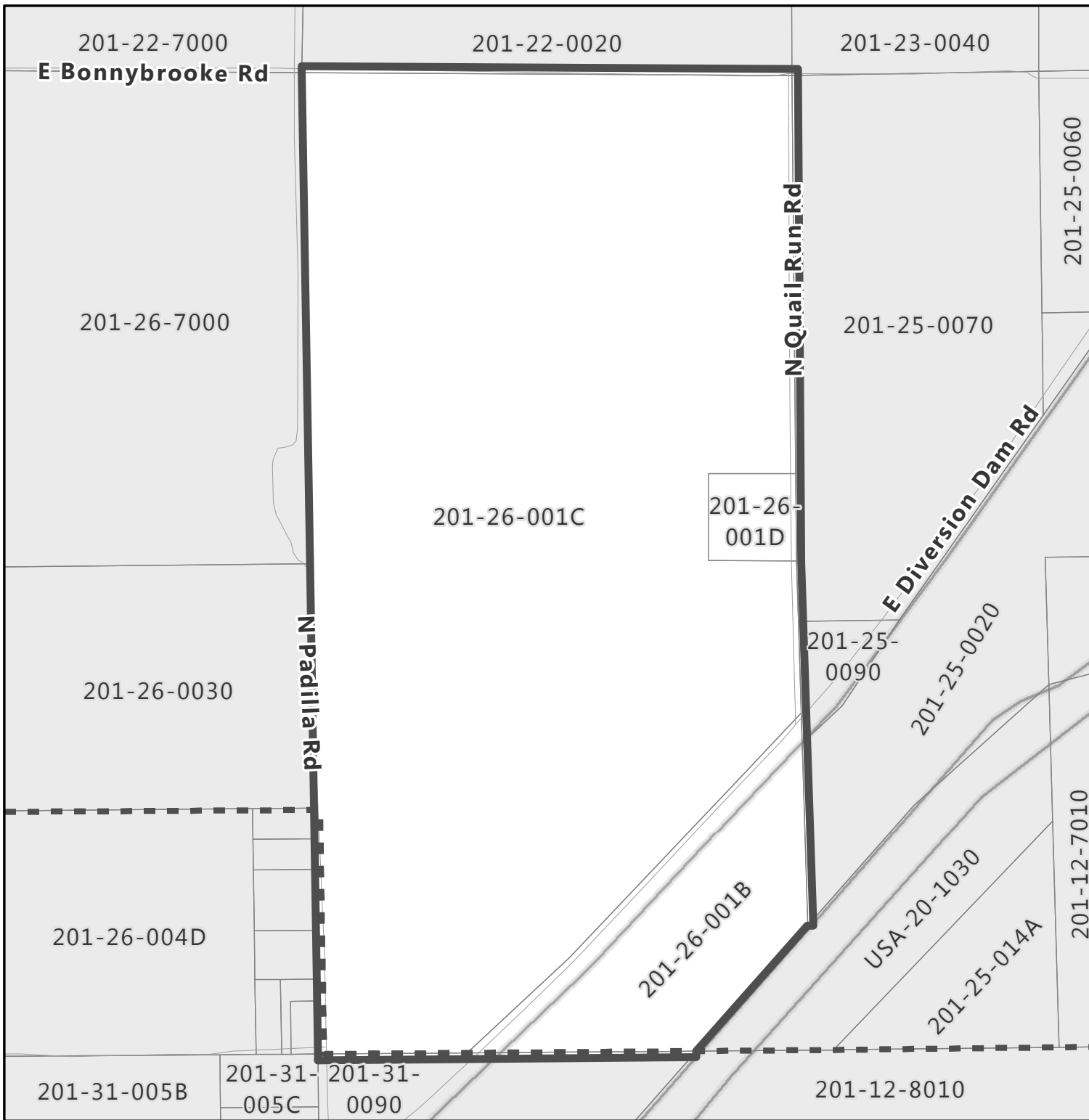
### Legal Description


Refer to Exhibit A-1 for legal description

This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information contained herein.

6/18/2015

2015-66



	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u> 10b.</b>
<b>MEETING DATE:</b> September 21, 2015  <b>DEPARTMENT:</b> Community Development  <b>STAFF PRESENTER:</b> Mark Eckhoff, AICP Community Development Director  <b>SUBJECT:</b> Ordinance No. 636-15: Bonnybrooke Solar Project Annexation Comparable/Initial Zoning		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> <b>Resolution</b> <input checked="" type="checkbox"/> <b>Ordinance</b> <input checked="" type="checkbox"/> <b>Regulatory</b> <input type="checkbox"/> <b>1<sup>st</sup> Reading</b> <input type="checkbox"/> <b>2<sup>nd</sup> Reading</b> <input type="checkbox"/> <b>Other</b>

**RECOMMENDED MOTION/ACTION:**

Motion to adopt Ordinance No. 636-15: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE “TOWN OF FLORENCE ZONING MAP” BY CHANGING THE ZONING CLASSIFICATIONS OF CERTAIN PARCELS OF LAND FROM PINAL COUNTY GENERAL RURAL ZONE (GR) TO TOWN OF FLORENCE SINGLE-RESIDENTIAL RANCHETTE (R1-R) ZONING DISTRICT.

**BACKGROUND/DISCUSSION:**

The proposed Bonnybrooke Solar Project annexation area encompasses a land area of approximately 312.97 acres. The site is generally bounded by the Bonnybrooke Road alignment to the north, Padilla Road to the west, the north Quail Run Road alignment to the east and existing irrigation canals and the CAP canal to the south.

The Bonnybrooke Solar Project annexation area was incorporated by the adoption of Ordinance No. 635-15. Arizona Revised Statute 9-471(L) requires that a municipality grant comparable zoning to newly annexed territory. The Town of Florence comparable/initial zoning to the County’s General Rural Zone (GR) zoning on the subject site is Single-Residential Ranchette (R1-R) Zoning District.

Zoning shall be applied upon the subject property upon annexation. A map of the comparable/initial zoning for the annexation area is attached as Exhibit A.

**FINANCIAL IMPACT:**

None, the application of comparable/initial zoning is required by Arizona Revised Statute 9-471(L).

**RECOMMENDATION:**

Motion to adopt Ordinance No. 636-15 for the initial/comparable zoning on the Bonnybrooke Solar Project Annexation.

**ATTACHMENTS:**

Ordinance No. 636-15  
Exhibit A

**ORDINANCE NO. 636-15**

**AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE "TOWN OF FLORENCE ZONING MAP" BY CHANGING THE ZONING CLASSIFICATIONS OF CERTAIN PARCELS OF LAND FROM PINAL COUNTY GENERAL RURAL ZONE (GR) TO TOWN OF FLORENCE SINGLE-RESIDENTIAL RANCHETTE (R1-R) ZONING DISTRICT.**

**WHEREAS**, the subject area has been recently annexed into the Town of Florence (Bonnybrooke Solar Farms Annexation No. 2015-02); and

**WHEREAS**, Arizona Revised Statutes requires that the Town adopt a zoning classification for the subject area that permits densities and uses no greater than those permitted by the County immediately before the annexation; and

**WHEREAS**, said proposal has been considered by the Mayor and Council and the recommended zoning classification is found to be appropriate and thereby should be imposed, and further found to promote the welfare of the residents of the Town and its orderly growth.

**NOW, THEREFORE BE IT ORDAINED** by the Mayor and Council of the Town of Florence, Arizona, as follows:

The zoning map for Florence, Arizona, is hereby amended by changing the zoning classification of the parcels of land depicted on EXHIBIT A attached hereto from Pinal County's General Rural Zone (GR) to Single-Residential Ranchette (R1-R) Zoning District upon the effective date of this ordinance all provisions of the stated Florence Zoning Districts shall apply to said parcels of land.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Florence, Arizona, this 21<sup>st</sup> day of September 2015.

\_\_\_\_\_  
Tom J. Rankin, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lisa Garcia, Town Clerk

\_\_\_\_\_  
Clifford L. Mattice, Town Attorney



# Town of Florence

## Exhibit A

### Map of Proposed Bonnybrooke Solar Project Annexation Comparable/Initial Zoning

Annexation Area

Town of Florence

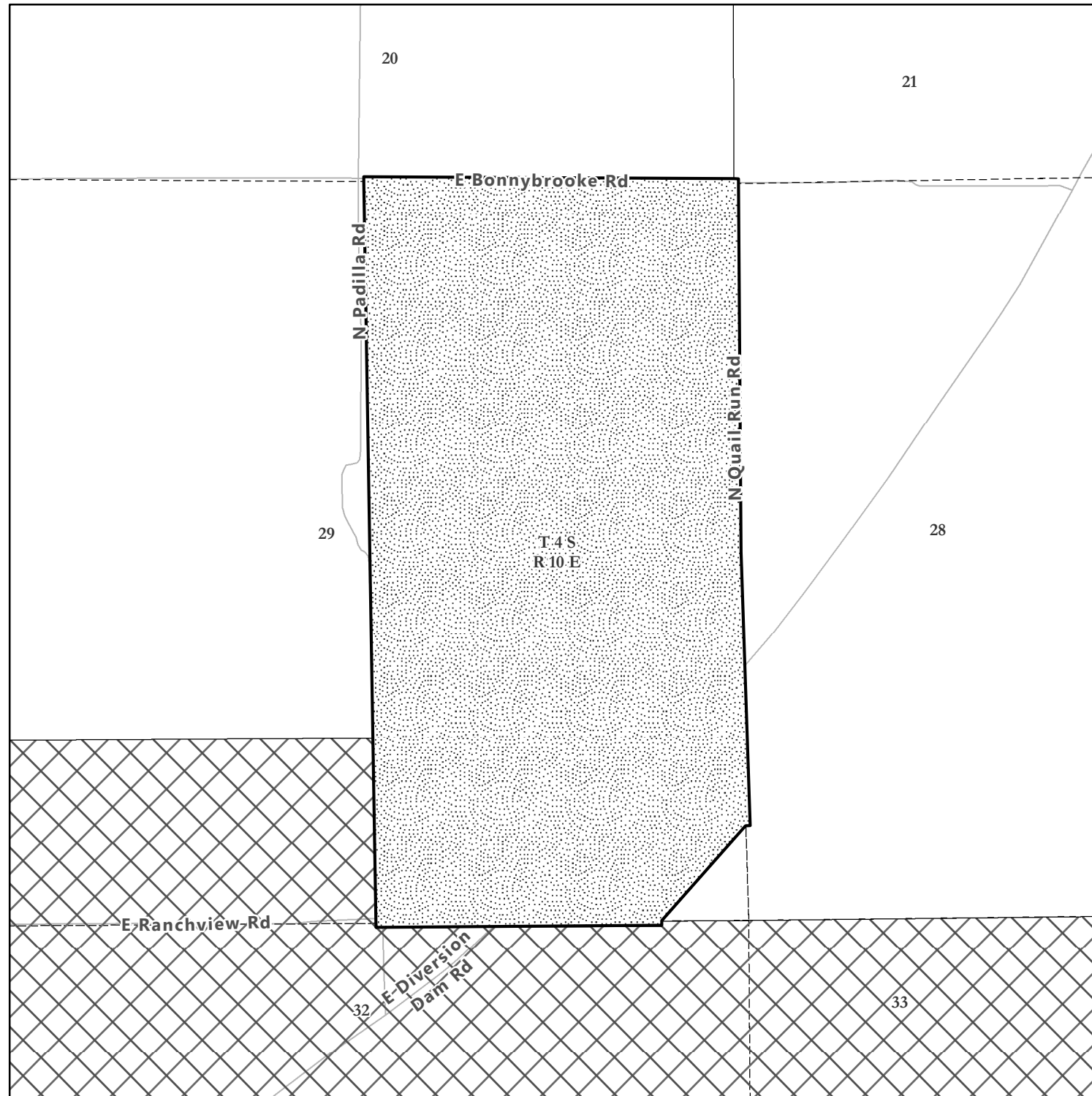
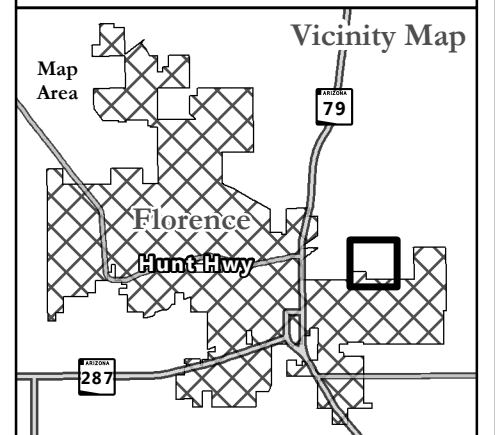
#### Proposed Zoning

R1-R: Single Residential Ranchette


Date: 7/10/2015



This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information contained herein. 2015-115





	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u> 10c.</b>
<b>MEETING DATE:</b> September 21, 2015  <b>DEPARTMENT:</b> Community Development  <b>STAFF PRESENTER:</b> Mark Eckhoff, AICP Community Development Director  <b>SUBJECT:</b> Ordinance No. 637-15: Bonnybrooke Solar Project PUD (PZ 15-48 PUD)		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input checked="" type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> <b>Resolution</b> <input checked="" type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Regulatory</b> <input type="checkbox"/> <b>1<sup>st</sup> Reading</b> <input checked="" type="checkbox"/> <b>2<sup>nd</sup> Reading</b> <input type="checkbox"/> <b>Other</b>

**RECOMMENDED MOTION/ACTION:**

Motion to adopt Ordinance No. 637-15: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE BONNYBROOKE SOLAR PROJECT PLANNED UNIT DEVELOPMENT (PZ 15-48 PUD).

**REQUEST:**

This is a request by Solar Star Arizona VII, LLC, (a subsidiary of SunPower Corporation, Systems [SunPower]) for approval of the following:

An application proposing a zone change from initial comparable zoning, Single-Residential Ranchette (R1-R), to Planned Unit Development (PUD) zoning to develop a photovoltaic solar facility on approximately 282 acres of land. The Bonnybrooke Solar Project is a proposed utility-scale photovoltaic (PV) solar energy facility planned for the subject site that is generally bounded by Diversion Dam Road to the south, the Bonnybrooke Road alignment to the north, Padilla Road to the west and the Quail Run Road alignment to the east.

Public hearing and first reading was held on September 8, 2015.

**BACKGROUND/DISCUSSION:**

The applicant intends on developing the Bonnybrooke Solar Project (BSP) on property that is part of a proposed annexation. The BSP, to be owned and operated by SunPower, will generate renewable energy to help sustain and support power needs and provide employment opportunities. The proposed project is requesting PUD zoning to specifically allow for the construction and operation of a PV solar facility.

## ANALYSIS:

SunPower is requesting a zone change to accommodate the proposed BSP, a utility-scale PV solar energy facility that may produce up to 50 megawatts (MW). The approximately 282 acre site is bounded by Diversion Dam Road to the south, the Bonnybrooke Road alignment to the north, Padilla Road to the west and the Quail Run Road alignment to the east.

The PV solar facility will produce much needed clean, renewable energy resources to supplement regional power needs and the project will also bring additional employment opportunities to Florence, though mostly during construction. The proposed BSP is compatible with the surrounding area and represents a low-impact and beneficial use for this area of the development.

A range of the permitted uses within this PV Solar Facility District are as follows:

1. Solar photovoltaic panels.
2. Inverter structures.
3. Operations and maintenance facility building.
4. Accessory structures and facilities necessary to support a renewable energy facility.
5. Equipment yards directly related to PV Solar Facility District development.
6. Wireless communication facilities up to 30 feet in height (higher than 30 feet require a Conditional Use Permit (CUP)).
7. On-site project substation.
8. Transmission and interconnection facilities related to the energy facility.

As in any district, property and development standards are proposed for this PV Solar Facility District. Such standards relate to setbacks, parking and other site development criteria as discussed below.

### General Lot and Height Standards

Lot Configuration and Height Standards*	
Minimum Site Area	N/A
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Maximum Height (for solar panels)	20 feet
Maximum Height (for buildings)	30 feet

\*Heights for transmission and distribution lines are exempt from these guidelines and

subject to the design standards of the local utility. Heights for telecommunication towers may be increased only with approval of a Conditional Use Permit (CUP).

### Property and Development Standards

<b>Setback Standards*</b>	
Minimum Front Yard	20 feet
Minimum Corner Yard	20 feet
Minimum Interior Side Yard	20 feet
Minimum Rear Yard	20 feet

\*Setbacks are measured from the property lines post consideration of required roadway dedications. Landscaped areas, circulation routes and/or gates/fences may be located within the setback areas defined above.

### Minimum Parking Requirements

<b>Parking Standards*</b>	
Temporary Construction Parking	As required to ensure adequate on-site parking
Permanent Parking	Per the Town approved Site Plan

\* Parking to be provided for the operations and maintenance building and visitors. Parking will comply with Americans with Disabilities Act (ADA) and local requirements.

### SITE ACCESS

Site ingress and egress for the project will be provided off of Quail Run Road. Improved access will be provided by Diversion Dam Road and leading onto Quail Run Road. A permanent driveway will be established toward the northern portion of the site near the Operations building.

A secondary/emergency access will be provided along Diversion Dam Road. This will include a 20' wide gated access road. The main driveway, an all-weather gravel road consisting of a 6-inch minimum Aggregate Base Course (ABC) over compacted earth, will lead to the facility's switching station and the Operations building. Internal circulation will be provided via an internal roadway grid. Details pertaining to types, sizes and materials for internal roads within the project to be addressed at a subsequent Design Review application.

### OPERATIONS BUILDING

An operations building would be located adjacent to the project substation and the Salt

River Project (SRP) switchyard. The approximately 1,500 to 2,000 square feet (sq. ft.) structure would provide offices, materials storage, an equipment warehouse and restroom facilities.

The site development and grading would be designed to provide access to all entrances and exterior ground-floor exits and access to normal paths of travel. The operations building design details will be addressed at a subsequent Design Review application.

In addition, a project switching station will also be near the site entrance. The project switching station will occupy about 65,000 sq. ft. and will be fenced. A proposed project substation will be located adjacent to the switching station and occupy approximately 40,000 sq. ft. Staff notes the SRP Switching Yard will be designed per SRP's design standards.

## PARKING STANDARDS

Permanent parking and access to parking spaces must be concrete, asphalt or other material approved by the Community Development Director. Access ways (circulation) to permanent parking will also be improved with like materials. Other circulation areas will be improved subject to the requirements of the Fire and Public Works Departments.

Temporary parking is permitted on unpaved, graveled parking surfaces during the construction portion of the project however permanent parking will be required for a Certificate of Occupancy to be issued.

## PARKING STALL DIMENSIONS

Parking stalls may be 90 degree angles, with the exception of Americans with Disabilities Act (ADA) compliant parking stall.

Parking stalls shall be a minimum of the following:

- 9' in width x 18' in length.
- One van accessible ADA parking stall:
  - 13' in width with 5' ADA ramp x 18' in length.

## WATER

On site wells will provide sufficient water for the operation and maintenance of the project. If potable water source is required, an exempt well would be developed.

If a private well is required, the placement of the necessary water infrastructure, including, but not limited to, water mains, wells, pumps, and water storage facilities within the project and will be subject to the Town Engineer approvals.

## SITE AND BUILDING LIGHTING

All lighting for external illumination of buildings, parking and outdoor uses shall be directed down and away from adjacent properties and shall be designed to minimize glare. Outdoor lighting fixtures shall be arranged and shielded so that lighting shall not

shine or reflect directly onto adjacent residential property and as directed per Town of Florence Code.

#### SITE FENCING

Security fencing will enclose the property. Fencing is a federal regulation for all utilities to protect the public. Fencing types and locations are summarized in the following table:

<b>Security Fencing</b>		
<b>Property Side</b>	<b>Height</b>	<b>Type</b>
<b>North and East</b>	7 feet	Chain link with vertical slats
<b>West</b>	7 feet	Chain link
<b>South</b>	6 feet	Integral color masonry wall

All wall/fencing design details will be addressed at a subsequent Design Review application.

#### LANDSCAPE

Landscape will be provided along the south property line and approximately 1,300 feet along the west property line, starting at the southwest corner going north. Plantings shall consist of water conserving trees and shrubs. All landscaping details will be addressed at a subsequent Design Review application.

#### TRANSPORTATION INFRASTRUCTURE AND CIRCULATION

The circulation plan will be developed consistently with recommendations from the Community Development Director and Town Engineer. The transportation infrastructure will be designed per the Small Area Transportation Study (SATS) and the direction from the Town Engineer. The extent of all on-site and off-site improvements required by the Town, as well as the phasing of such, shall be subject to further Engineer and Community Development Department reviews and approvals of development/construction plans and engineering reports.

#### GENERAL PLAN:

The proposed zoning will be in compliance with the Town's General Plan upon approval of a companion Minor General Plan Amendment on the subject site.

#### FINDINGS:

Planning staff offers the following findings for the consideration of the Planning and Zoning Commission and the Town Council:

1. The proposed zoning will be in compliance with the Town's General Plan upon approval of a companion Minor General Plan Amendment on the subject site.

2. Based on the general compatibility of adjacent land uses, approval of the PUD is expected to have minimal impact on surrounding neighbors, as conditioned.

## **PUBLIC PARTICIPATION:**

The applicant has reached out to all Town residents and other property owners through a public participation process that includes:

- Neighborhood meeting was held at the Florence Holiday Inn Express.
- Notices for public hearings were mailed to all property owners within 600 feet of the site and others.
- Property Posting (Signs) - Notice of Public Hearing for a PUD was posted on the site in three locations.
- Advertisements in the local Town paper and Town's Public Notice website.
- One public hearing for the Planning and Zoning Commission.
- Town Council public hearing.

Staff has received public inquiries on this case, though no direct support or opposition has been indicated.

## **HEARINGS:**

The Planning and Zoning Commission/Town Council meeting schedule for this application is as follows:

August 20, 2015	Neighborhood Meeting
August 26, 2015	Planning and Zoning Commission Public Hearing
September 8, 2015	Town Council Public Hearing and 1st Reading
September 21, 2015	Town Council and 2nd Reading/Action

All meetings, except for the neighborhood meeting, will be held at Town Hall Council Chambers, 775 North Main Street, Florence, Arizona 85132. The Neighborhood Meeting was held at the Holiday Inn Express in Florence.

## **FINDINGS:**

Planning staff offers the following findings for the consideration of the Planning and Zoning Commission and the Town Council:

1. The proposed zoning will be in compliance with the Town's General Plan upon approval of a companion Minor General Plan Amendment on the subject site.
2. Based on the general compatibility of adjacent land uses, approval of the PUD is expected to have minimal impact on surrounding neighbors, as conditioned.

### **FINANCIAL IMPACT:**

This Planned Unit Development will have no immediate financial impact; however, the proposed PV solar facility will generate renewable energy to help sustain and support power needs, provide employment opportunities and expand the local tax base, thus consequently having a positive fiscal impact on the Town.

### **RECOMMENDATION:**

The Planning and Zoning Commission found the Bonnybrooke Solar Project Planned Unit Development (PZ-15-48-PUD), as conditioned to allow a proposed PV solar project is in compliance with the Town's 2020 General Plan and is in the interest of general welfare, health and safety of the public. The Planning and Zoning Commission has forwarded a favorable recommendation on the Bonnybrooke Solar Project PUD, as described in Exhibit A-1 and A-2, to the Mayor and Town Council, subject to the following conditions:

1. The development of the subject site shall be in conformance with the Bonnybrooke Solar Project PUD development book dated July 6, 2015, and also subject to any applicable Town codes, ordinances and building codes including all applicable planning, building, fire, engineering and Design Review requirements.
2. Property Owners agrees to waive claims for diminution in value pursuant to Proposition 207 [A.R.S. §12-1134] pursuant to the waiver attached hereto as Exhibit B.
3. The extent of all on-site and off-site improvements required by the Town, as well as the phasing of such, shall be subject to further Town Engineer and Community Development Department reviews and approvals of development/construction plans and engineering reports.
4. Street right-of-way dedications for Diversion Dam and Quail Run Road shall be per the SATS, except as may be modified upon the final review and determinations of the Town Engineer.
5. Final plans for grading, drainage, infrastructure phasing, right-of-way dedications, roadway improvements, water plans and sewer plans are subject to the review and approval of the Town Engineer.
6. All future development of the subject project proposed by this PUD shall be subject to the Town's Design Review application process, which shall consider, amongst other things, site design, architectural designs, building materials,

lighting, parking, landscaping, grading, drainage, access, circulation, building colors, signage, building locations, buffering, sanitation, walls, fences, fire protection and compatibility with surrounding properties. Design Review approval is required prior to the issuance of building permits for the site.

7. A landscape and irrigation plan is required for the project landscaping that will be installed along the Diversion Dam Road frontage.
8. Any additional conditions deemed necessary by the Town Council.

**ATTACHMENTS:**

Ordinance No. 637-15

Exhibits "A-1" and "A-2"

Exhibits "B"

Public Hearing Notice

Bonnybrooke Solar Project Planned Unit Development Book dated July 6, 2015



**ORDINANCE NO. 637-15**

**AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE BONNYBROOKE SOLAR PROJECT PLANNED UNIT DEVELOPMENT (PZ-15-48-PUD).**

**WHEREAS**, a request to change the existing zoning on the subject properties from Single-Residential Ranchette (R1-R), to Planned Unit Development (PUD) has been proposed and a public hearing has been held by the Planning and Zoning Commission; and

**WHEREAS**, the Planning and Zoning Commission has found the Bonnybrooke Solar Project PUD is in conformance with the Town's 2020 General Plan; and

**WHEREAS**, the Planning and Zoning Commission has forwarded the Mayor and Council of the Town of Florence a favorable recommendation for the Bonnybrooke Solar Project PUD, subject to certain conditions; and

**WHEREAS**, said proposal has been considered by the Mayor and Council of the Town of Florence and the Bonnybrooke Solar Project PUD has been found to be appropriate and further found to promote the health, safety and welfare of the residents of the Town and its orderly growth.

**NOW, THEREFORE BE IT ORDAINED** by the Mayor and Council of the Town of Florence, Arizona, as follows:

The zoning map of Florence Arizona, is hereby amended by changing the zoning classification of the parcels of land depicted on Exhibit "A-1" and Exhibit "A-2" attached hereto, from Single-Residential Ranchette (R1-R) to Bonnybrooke Solar Project PUD, subject to the following conditions:

1. The development of the subject site shall be in conformance with the Bonnybrooke Solar Project PUD development book dated July 6, 2015, and also subject to any applicable Town codes, ordinances and building codes including all applicable planning, building, fire, engineering and Design Review requirements.
2. Property Owners agree to waive claims for diminution in value pursuant to Proposition 207 [A.R.S. § 12-1134] pursuant to the waiver attached hereto as Exhibit B.
3. The extent of all on-site and off-site improvements required by the Town, as well as the phasing of such, shall be subject to further Town Engineer and Community Development Department reviews and approvals of development/construction plans and engineering reports.

4. Street right-of-way dedications for Diversion Dam and Quail Run Road shall be per the Small Area Transportation Study (SATS), except as may be modified upon the final review and determinations of the Town Engineer.
5. Final plans for grading, drainage, infrastructure phasing, right-of-way dedications, roadway improvements, water plans and sewer plans are subject to the review and approval of the Town Engineer.
6. All future development of the subject project proposed by this PUD shall be subject to the Town's Design Review application process, which shall consider, amongst other things, site design, architectural designs, building materials, lighting, parking, landscaping, grading, drainage, access, circulation, building colors, signage, building locations, buffering, sanitation, walls, fences, fire protection and compatibility with surrounding properties. Design Review approval is required prior to the issuance of building permits for the site.
7. A landscape and irrigation plan is required for the project landscaping that will be installed along the Diversion Dam Road frontage.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Florence, Arizona, this 21<sup>st</sup> day of September 2015.

---

Tom J. Rankin, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

---

Lisa Garcia, Town Clerk

---

Clifford L. Mattice, Town Attorney

## EXHIBIT A-1

### LEGAL DESCRIPTION

#### SUNPOWER

#### ZONING PARCEL

A parcel of land, being a portion of the East Half (E1/2) of Section 29, Township 4 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

**BEGINNING** at a found plastic capped iron bar stamped "Found Pt RLS 37401" monumenting the North Quarter corner of said Section 29, from which a found 3" aluminum capped post stamped "RLS 37401" monumenting the Northeast corner of said Section 29 bears South 89°40'43" East, a measured geodetic bearing and basis of bearings for this description (record South 89°30'47" East per Record of Survey by Hansen Surveying and Engineering, recorded in Surveys Book 18, Page 75, records of said Pinal County, herein referenced as record source "RH"), a distance of 2,637.21 feet (record 2,637.84 feet per "RH");

THENCE South 89°40'43" East (record South 89°30'47" East per "RH"), along the North line of said Section 29, a distance of 2,637.21 feet (record 2,637.84 feet per "RH"), to said found 3" aluminum capped post stamped "RLS 37401" monumenting said Northeast corner of said Section 29;

THENCE South 00°23'30" East (record South 00°17'21" East per "RH"), along the East line of said Section 29, a distance of 2,627.64 feet (record 2,624.18 feet per "RH") to a found ¾" iron bar monumenting the East Quarter corner of said Section 29;

THENCE South 01°54'21" East (record South 01°48'37" East per "RH"), continuing along said East line of said Section 29, a distance of 839.84 feet to a calculated point in the center line of East Diversion Dam Road;

THENCE South 43°21'32" West, along said center line of said East Diversion Dam Road, a distance of 757.24 feet to a calculated point;

THENCE South 43°16'35" West, continuing along said center line of said East Diversion Dam Road, a distance of 1,098.00 feet to a calculated point;

THENCE South 44°33'28" West, continuing along said center line of said East Diversion Dam Road, a distance of 269.81 feet to a calculated point;

THENCE South 45°58'36" West, continuing along said center line of said East Diversion Dam Road, a distance of 188.10 feet to a calculated point;

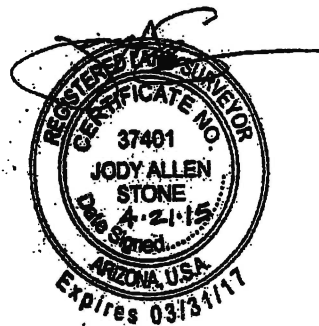
THENCE South 46°26'43" West, continuing along said center line of said East Diversion Dam Road, a distance of 175.08 feet to a calculated point on the South line of said Section 29;

THENCE South 89°33'11" West, departing from said center line of said East Diversion Dam Road, along said South line of said Section 29, a distance of 872.21 feet to a found 2" aluminum capped iron bar stamped "LS 17258" monumenting the South Quarter corner of said Section 29;

THENCE North 00°56'42" West (record North 00°50'49" West per "RH"), along said North-South mid-Section line of said Section 29, a distance of 2,626.72 feet (record 2,627.13 feet per "RH") to a found 2" aluminum capped iron bar stamped "LS 17258" monumenting the Center of said Section 29;

THENCE North 00°56'20" West (record North 00°50'49" West per "RH"), along said North-South mid-Section line of said Section 29, a distance of 2,656.14 feet (record 2,656.09 feet per "RH") to the **TRUE POINT OF BEGINNING**.

Containing 281.841 acres, more or less.





# Exhibit A-2: Bonnybrooke Solar PUD Zone Change

- Site Location
- Parcel Lines
- Town Limits



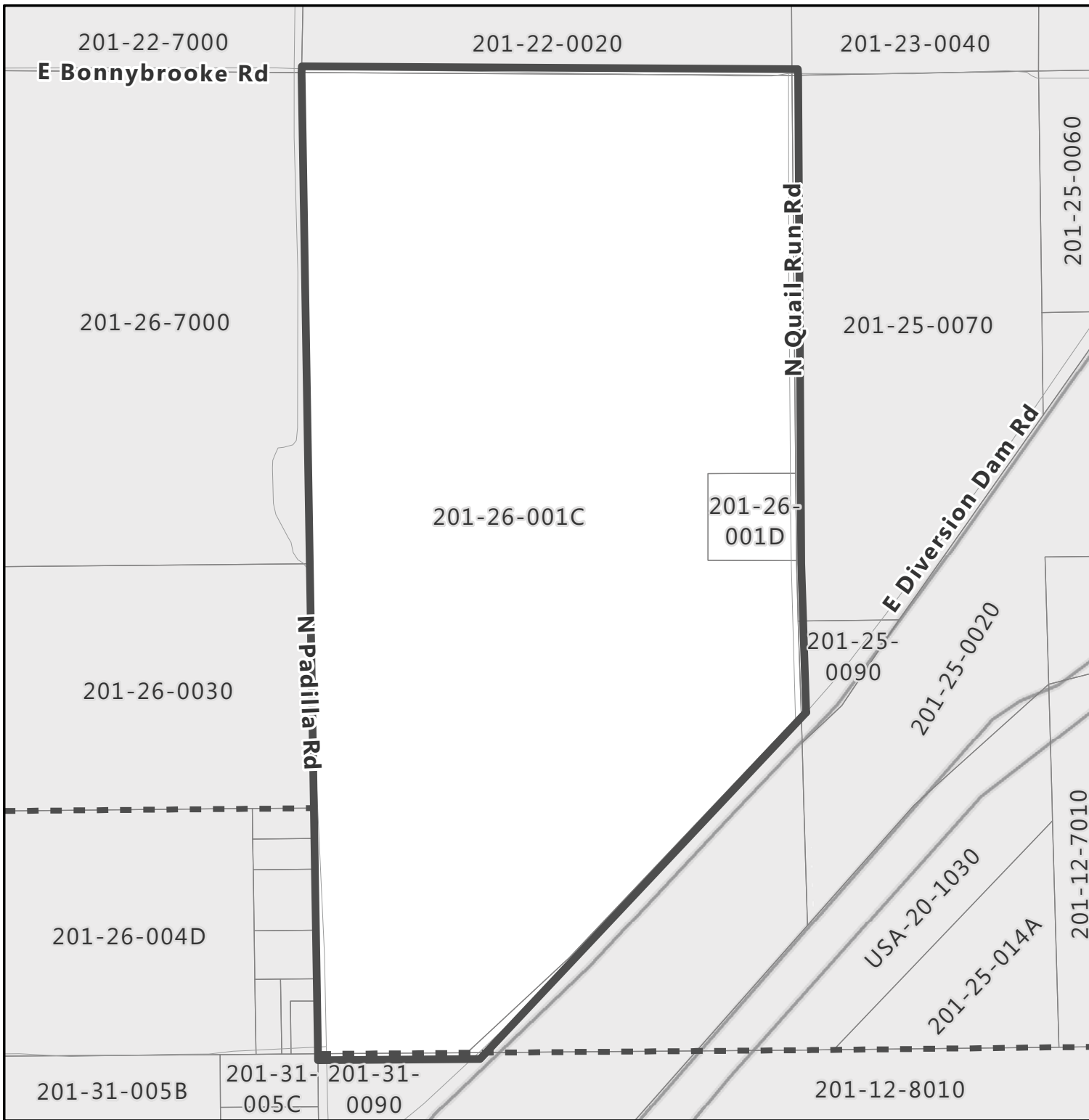
### Legal Description

Refer to Exhibit A-1 for legal description

This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information contained herein.

7/24/2015

2015-127



**EXHIBIT B**

**CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE**

The undersigned is/are the owner(s) of the subject land described in Exhibit A-1 and A-2 hereto that is the subject of a Zone Change/Planned Unit Development Application PZ 15-48 PUD. By signing this document, the undersigned agrees and consents to all the conditions imposed by the Florence Town Council in conjunction with the approval of the Zone Change/Planned Unit Development Application PZ 15-48 PUD ("Conditions of Approval") and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the Zone Change/Planned Unit Development Application PZ 15-48 PUD. Except as expressly set forth in the Zone Change/Planned Unit Development Application PZ 15-48 PUD and its Conditions of Approval, nothing herein shall constitute a waiver of any other of the undersigned's rights pursuant to the above-referenced statutes.

201-26-001C and 201-26-001B  
Parcel(s) Numbers

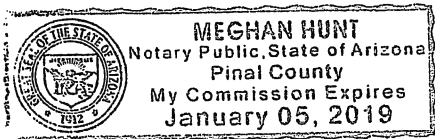
*Mickey Clark*  
Owner(s) Signature

Mickey Clark; Manager of MLC Farms, LLC  
Print or Type Name

**STATE OF ARIZONA**

**COUNTY OF PINAL**

This instrument was acknowledged before me this 29<sup>th</sup> day of July, 20 15, by Mickey Clark.



(Notary seal)

*Meghan Hunt*  
Notary Public

**EXHIBIT B**

**CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE**

The undersigned is/are the owner(s) of the subject land described in Exhibit A-1 and A-2 hereto that is the subject of a Zone Change/Planned Unit Development Application PZ 15-48 PUD. By signing this document, the undersigned agrees and consents to all the conditions imposed by the Florence Town Council in conjunction with the approval of the Zone Change/Planned Unit Development Application PZ 15-48 PUD ("Conditions of Approval") and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the Zone Change/Planned Unit Development Application PZ 15-48 PUD. Except as expressly set forth in the Zone Change/Planned Unit Development Application PZ 15-48 PUD and its Conditions of Approval, nothing herein shall constitute a waiver of any other of the undersigned's rights pursuant to the above-referenced statutes.

201-26-001D

Parcel(s) Numbers

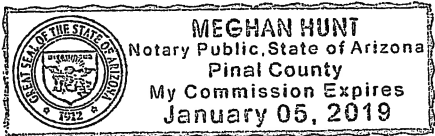
Mickey A Clark  
Owner(s) Signature

Mickey Clark; Trustee of Clark Family Trust  
Print or Type Name

**STATE OF ARIZONA**

**COUNTY OF PINAL**

This instrument was acknowledged before me this 29<sup>th</sup> day of July, 20 15, by Mickey Clark.



(Notary seal)

Meghan Hunt  
Notary Public

## **NOTICE OF PUBLIC HEARING FLORENCE TOWN COUNCIL**

Notice is hereby given that the Town Council of Florence, Arizona will hold a Public Hearing on Tuesday, September 8, 2015 at 6:00 PM at Florence Town Hall located at 775 N. Main Street, Florence, Arizona, 85132 to discuss the following application:

**PZ-15-48 PUD. PUBLIC HEARING.** An application by Solar Star Arizona VII, LLC (a subsidiary of SunPower Corporation, Systems [SunPower]), proposing a Zone Change from initial comparable zoning, Single-Residential Ranchette (R1-R), to Planned Unit Development (PUD) zoning to develop a Photovoltaic solar facility on approximately 282 acres of land. The Bonnybrooke Solar Project is a proposed utility-scale photovoltaic (PV) solar energy facility planned for the subject site that is generally bounded by Diversion Dam Road to the south, the Bonnybrooke Road alignment to the north, Padilla Road to the west and the Quail Run Road alignment to the east.

Detailed description of this proposed application is available for viewing at the Town of Florence Community Development building located at 224 West 20<sup>th</sup> Street, Florence, Arizona, Monday through Friday from 8:00 a.m. to 5:00 p.m. The Department can be reached by phone at (520) 868-7542.

Pursuant to Title II of the Americans with Disabilities Act (ADA), the Town of Florence does not discriminate on the basis of disability regarding admission to public meetings. Persons with a disability may request reasonable accommodations by contacting the Town of Florence ADA Coordinator at (520) 868-7574 or (520) 868-7502 TDD. Requests should be made as early as possible to allow time to arrange the accommodation.

No. of publications: One; Size: **Display**; Date of publication: August 20, 2015.





Application for a  
Planned Unit Development  
for the

## BONNYBROOKE SOLAR PROJECT

in the Town of Florence, Arizona

---

July 6, 2015  
(revised)

April 22, 2015  
(originally submitted)

# SUNPOWER<sup>®</sup>

---

MORE ENERGY. FOR LIFE.™



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Application and Owner's Permission Form

**APPENDIX B** –  
Legal description

**APPENDIX C** –  
ALTA Survey (including TOPO)

**APPENDIX D** –  
Adjacent Parcels Land Use and Structures w/in 300 Feet

## PLANNED UNIT DEVELOPMENT SUMMARY

### Applicant:

Solar Star Arizona VII, LLC  
1414 Harbour Way South  
Richmond, CA 94804

### Zoning Request:

PV Solar Facility District

### Date of Zoning Pre-application Meeting:

04/08/2015

**CASE NUMBER:** PZ-15-33

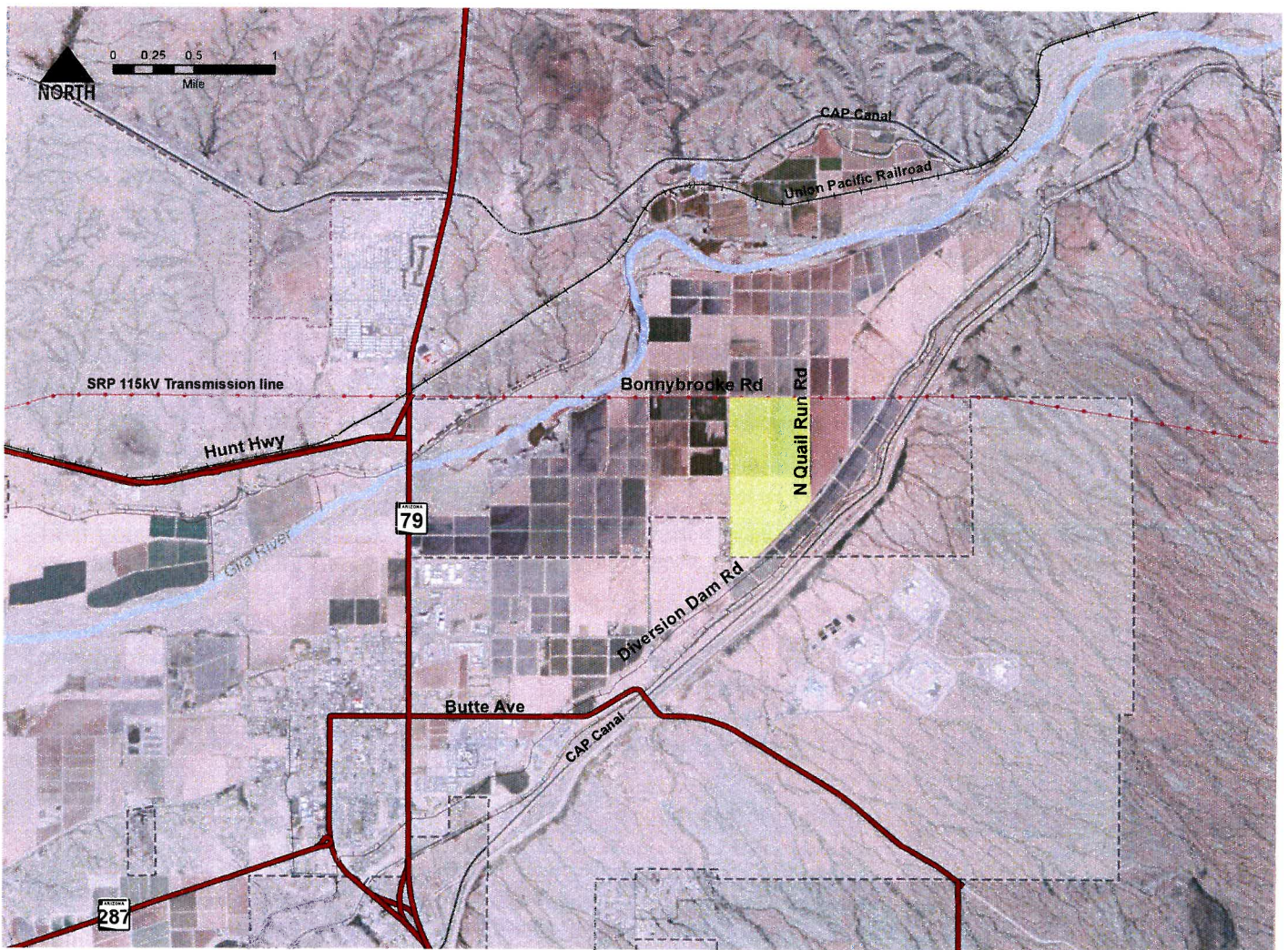
### Project Team

Owner's representative:	HDR	Snell & Wilmer L.L.P.
SunPower Corporation	3200 E Camelback Rd	One Arizona Center
Robbie Horwitz	Phoenix AZ 85016	Phoenix, Arizona 85004

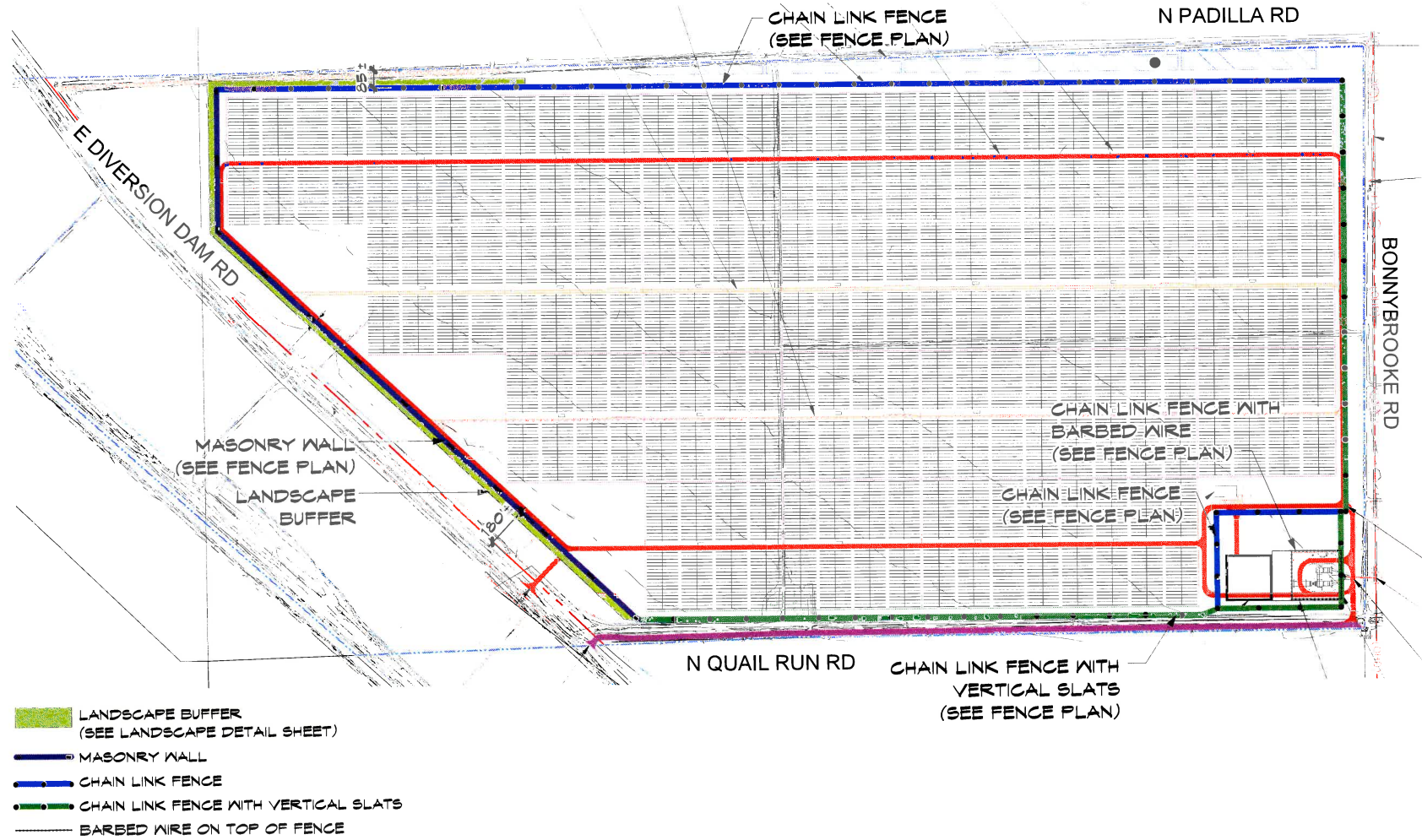
## INTRODUCTION

This zoning application to the Town of Florence proposes a Planned Unit Development (PUD) to develop the Bonnybrooke Solar Project, a proposed utility-scale photovoltaic (PV) solar energy facility.

The application is to develop up to a 50 megawatt (MW) photovoltaic solar facility on approximately 282 acres of land. The site is situated south of Bonnybrooke Road, east of Padilla Road (not a public street), west of Quail Run Road, and north of the Central Arizona Project (CAP) and Florence-Casa Grande Canals (refer to Figure 1).



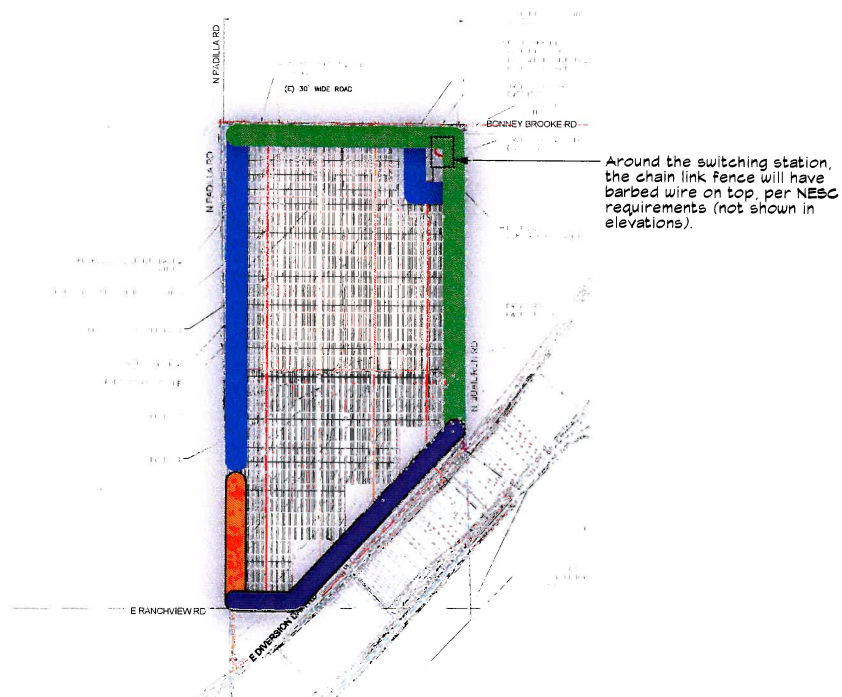
**Figure 1 Project Vicinity Map.** The SunPower site is located about 3 miles northeast of downtown Florence, bordered by the CAP Canal to the south and southeast, Bonnybrooke Road to the north, Padilla Road on the west, and Quail Run Road on the east.



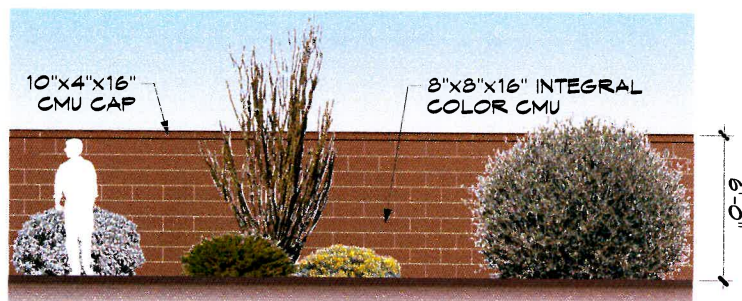
**Bonnybrooke Solar Plant, Florence, AZ**  
 Perimeter Improvements

no scale NORTH July 6, 2015

**Figure 3 Perimeter Improvements.** The project will have security fencing around the entire perimeter per Federal regulations. Landscape will occur along the south boundary line and 1,300 feet up the west boundary line.



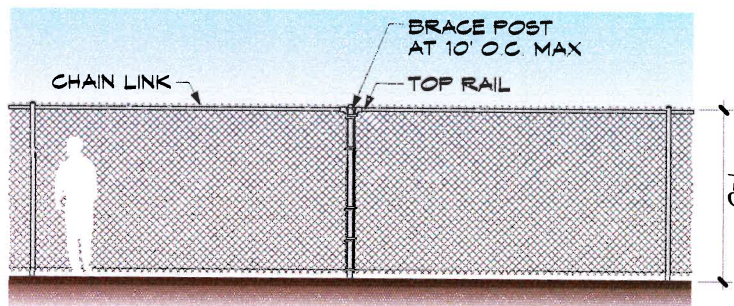
FENCE TYPE KEY



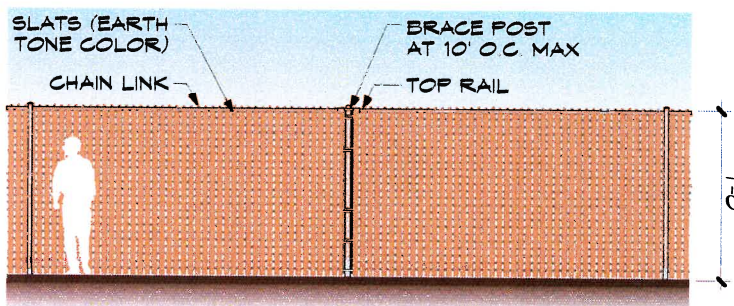
● MASONRY BLOCK (with landscape)



● CHAIN LINK (with landscape)



● CHAIN LINK



● CHAIN LINK WITH VERTICAL SLATS

**Bonnybrooke Solar Plant, Florence, AZ**  
Fence Plan

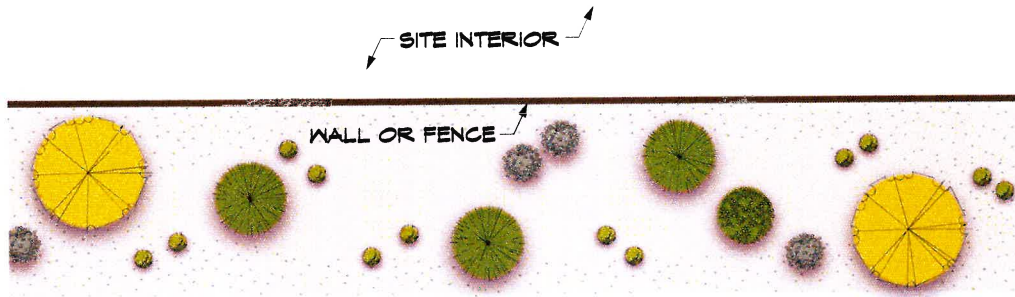
no scale  NORTH July 6, 2015

Figure 4 Security Fence Types. The project has three types of security fencing—chain link, chain link with vertical slats, and integral colored masonry.





LANDSCAPE LOCATION KEY



-   TREES (e.g., Sophora sp. Cascalote, Ocotillo)
-   SHRUBS (e.g., Creosote, Brittlebush, Dalea sp.)
-  DESERT PAVEMENT

 TYPICAL SEGMENT OF LANDSCAPING

**Bonnybrooke Solar Plant, Florence, AZ**  
Landscape Detail

no scale  NORTH July 6, 2015

Figure 5 Landscape. Plantings will consist of water conserving trees and shrubs.



**Grading and Drainage**

The project site is located within a Zone X area, which is defined as an area outside the 0.2 percent annual chance floodplain.

The Florence Flood Control Dam and CAP Canal are just upstream of the project site and block any major off-site stormwater flows from entering the site. Generally, on-site stormwater runoff sheetflows across the site from southeast to northwest toward the Gila River (see photo)

Stormwater flows would be managed on site to protect all proposed facilities and roads. Preliminary and final grading and drainage plans and reports, subject to the review and approval of the Town Engineer, are required for this site development.

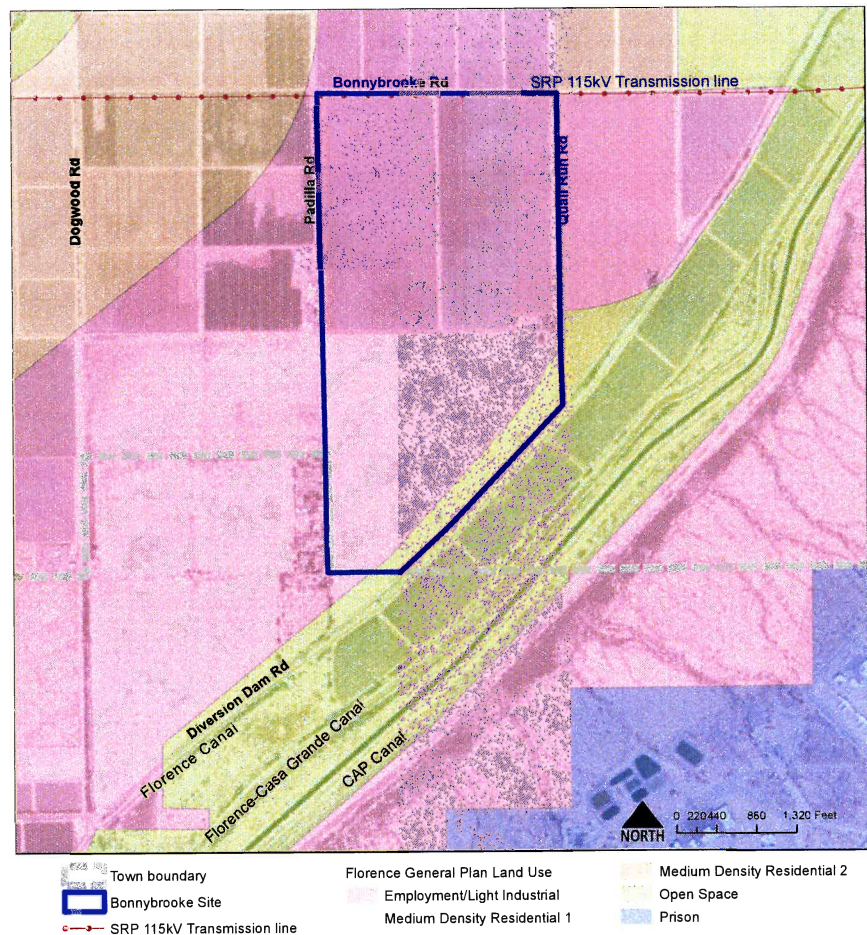
**Code Compliance**

All development within the PV Solar Facility District will comply with all applicable codes and ordinances, including applicable Town Building, Fire, and Engineering codes and ordinances except as modified herein.

## JUSTIFICATION FOR THE PV SOLAR FACILITY DISTRICT

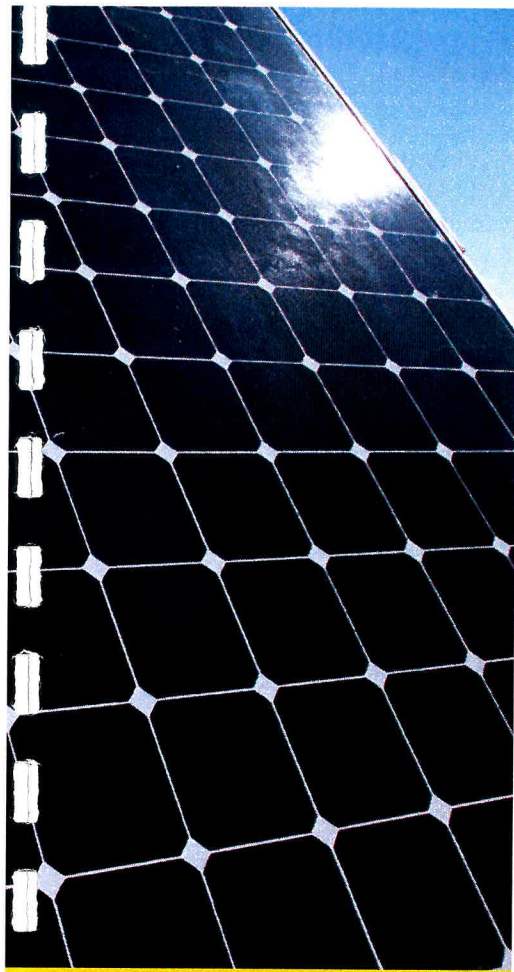
### Why is this PUD necessary for this project site and proposed use?

The Town of Florence General Plan identifies the majority of the PUD area as the Employment/Light Industrial land use category, with a small portion within Open Space designated land (see Figure 6). A solar facility would be considered an appropriate use for the Employment/Light Industrial land use category; there is no zoning district in the Town of Florence Zoning Ordinance that lists a solar facility as a permitted use. A PUD will define the site design standards for a PV solar facility, which is not currently addressed in the Town's zoning guidelines.



**Figure 6 Town of Florence General Plan Land Use Plan Map Excerpt.** This overlay shows the Bonnybrooke Solar Project with the Town of Florence General Plan Land Uses. Almost the entire PUD falls within the Employment/Light Industrial land use category, with a small portion within Open Space designated land. The Open Space impacted by the project is addressed in a Minor General Plan Amendment Application, being processed concurrently with this application.





***How do these standards conform to current conventional zoning standards for similar uses?***

Presently, there are no zones that address this type of use. Thus, this PUD amends the zoning on this site to be consistent with the existing General Plan land use, and develops new zoning and development standards for this particular use.

***How does the project comply with the General Plan and any of the adopted plans or zoning requirements?***

The zoning designation proposed with this application is consistent with existing Employment/Light Industrial General Plan land use for this site. The proposed PV Solar Facility District is consistent with the current surrounding very low-density residential and agricultural uses, in that, once operational, the project would not generate traffic or noticeable noise or emissions. Excluding the ancillary facilities for interconnection and operation, the solar field itself would be no taller than 10 feet.

A portion of the PUD is within land designated as Open Space. This is an apparent overreach of the Open Space in this area (north and south of the subject property Open Space typically follows the historic Florence Canal, south of Diversion Dam Road). This is the subject of a separate, concurrent action to amend the General Plan. The request for modification to this Open Space designation is limited to 2.5 acres to allow the development of the project.



### SITE ACCESS

Site ingress and egress for the project will be provided off of Quail Run Road. Figure 8 shows the improved access off Diversion Dam Road onto Quail Run Road.

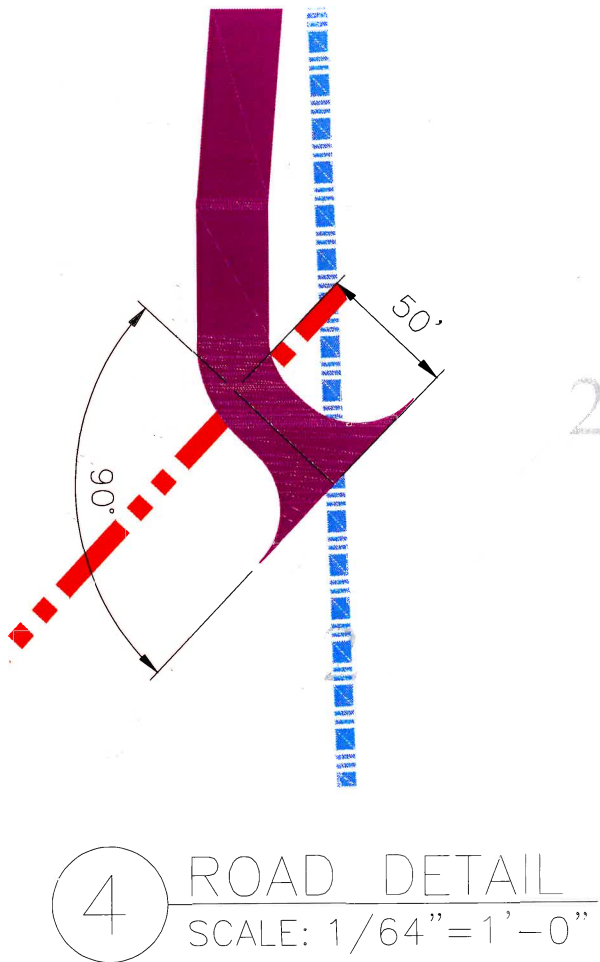


Figure 8 Bonnybrooke Solar Project Conceptual Layout Detail. This figure shows the access driveway and proposed switching station, substation, and operations and maintenance building.

A permanent driveway will be established toward the northern portion of the site near the O&M building. A secondary access will be provided toward the northern portion of the site for a permanent emergency access driveway.

The main driveway, an all-weather gravel road consisting of a 6-inch minimum aggregate base course (ABC) over compacted earth, will lead to the facility's switching station and the O&M facility. Internal circulation will be provided via an internal roadway grid (as shown in Figure 7). The access road will be 20 feet wide, and internal circulation roads will be 12 feet wide.

Figure 9 shows a plan view of the access driveway.

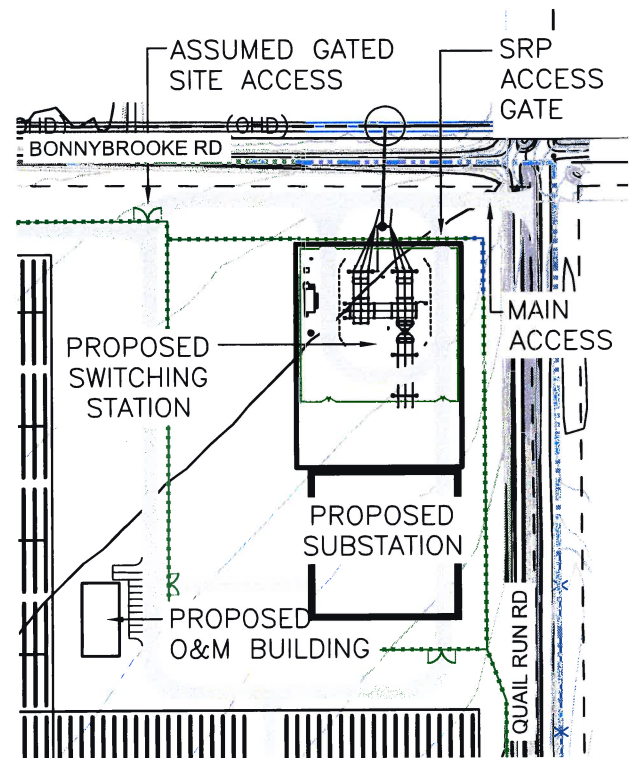


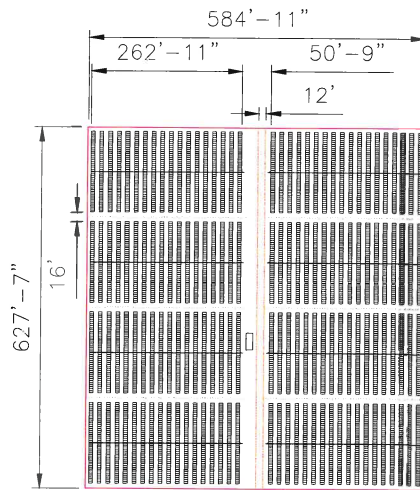
Figure 9 Bonnybrooke Solar Project Conceptual Layout Detail. This figure shows the access driveway and proposed switching station, substation, and operations and maintenance building.

## SOLAR ARRAY AND ASSOCIATED STRUCTURES

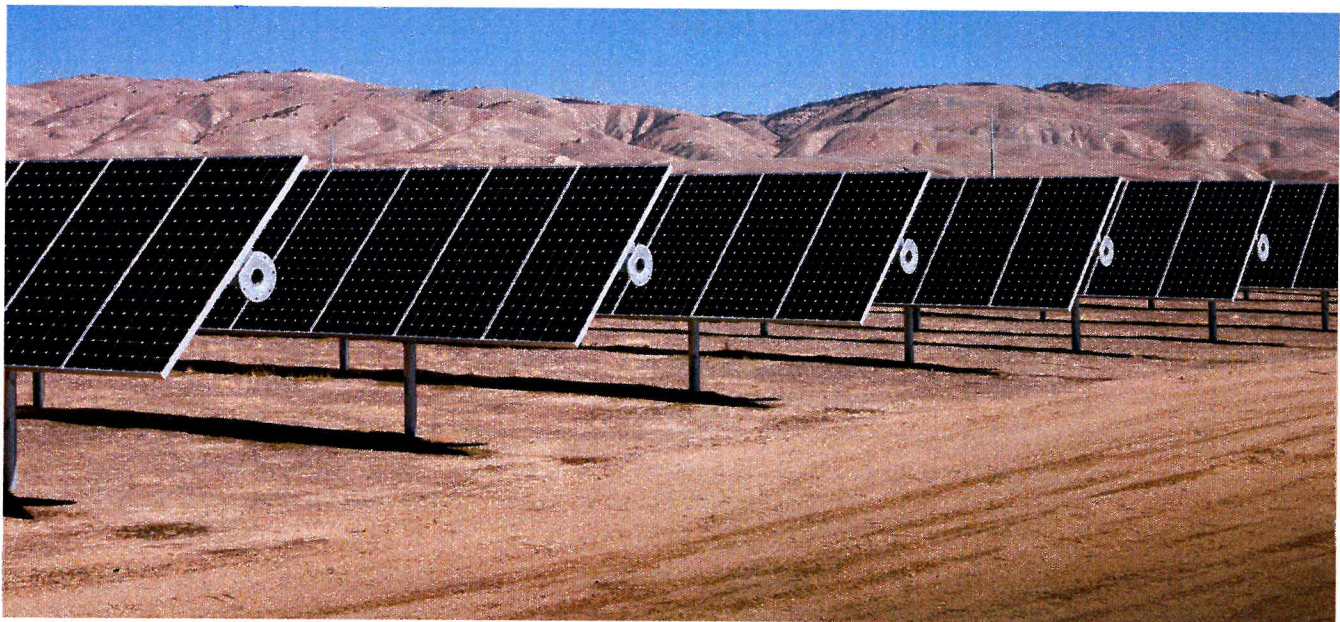
The proposed solar array is arranged into units called “power blocks.” A typical block is approximately 628 feet by 585 feet. Each block is composed 8 trackers that are arranged into north-south oriented rows of solar panels supported on pier foundations. A typical tracker may contain between 6 to 18 rows. The overall array layout will maintain 16-foot east-west aisles between the trackers.

Within each tracker, each parallel row rotates on an east-west axis, guided by a central axis torque tube. A drive motor rotates the arrays from east to west during the diurnal cycle. The arrays are supported by pier foundations that are approximately 5 to 7 feet tall from the ground surface. With the solar panels, the total height of the arrays is no more than about 10 feet tall at highest point. A typical 2 MW power block diagram is shown in Figure 10.

A photo of a typical solar array is shown in Figure 11.



**Figure 10 Bonnybrooke Solar Project Power Block Detail.** This figure shows a typical 2 MW power block that comprises the project.



**Figure 11** SunPower solar panels are low to the ground (typically less than 10 feet) and use single axis trackers to follow the sun’s path across the sky. Each tracker is driven by a small, ½-horsepower, bi-directional motor. The piers are driven directly into the soil to limit grading and poured concrete.

## OTHER PERMANENT PROJECT STRUCTURES

### Operation and Maintenance (O&M) Building

An operation and maintenance (O&M) building would be located adjacent to the project substation and the SRP switchyard. The approximately 1,500 to 2,000 sq. ft O&M structure would provide offices, materials storage, an equipment warehouse, and restroom facilities.

The O&M building would be a pre-engineered steel building approximately 17-feet high at its peak with a neutral-colored steel siding to minimize visual impact. The design and construction of this structure would be consistent with all Pinal County building standards. The maintenance area of the building would include roll-up doors to provide equipment access to the maintenance portion of the building, as well as personnel access doors. The O&M building will comply with all applicable Americans with Disabilities Act (ADA) requirements. The site development and grading would be designed to provide access to all entrances and exterior ground-floor exits, and access to normal paths of travel.

A surface parking area would be provided and would comply with all applicable requirements of the County Building Code and Zoning Ordinance.

In addition to the O&M building, a project switching station will also be near the site entrance. The project switching station will occupy about 65,000 square feet, and will be fenced. A proposed project substation will be located adjacent to the switching station and occupy approximately 40,000 square feet.

### Project Substation

The project substation would be contained within an area of approximately 40,000 sq ft, 200 feet long by 200 feet wide, and would collect the medium voltage circuits that carry power from the individual modular power blocks. The project substation would contain metering equipment, switchgear, a series of fuses and circuit breakers that act as protective relays, and transformers to step-up the voltage to match the voltage of the transmission system at the POI. An approximately 1,600-sq ft, 40 feet by 40 feet control building would also be constructed within the SRP switchyard, which would house communications and other equipment used to reliably interconnect the proposed project to SRP's electric system. The control building would consist of a pre-engineered steel building approximately 17 feet high at its peak and painted in a neutral color to minimize visual impact. The control building would contain equipment only, and would not contain any office, restroom, or similar facilities. Electricity would flow through the main transformer where voltage would be stepped-up from 34-kV medium voltage to the 115-kV interconnection voltage of SRP's electric system.

### SRP Switchyard

The proposed SRP switchyard would be an integral part of the interconnection between the solar facility and RP's existing high-voltage transmission system. Electricity would flow through the main transformer in the onsite project substation causing it to be stepped-up from 34-kV medium voltage to the 115-kV interconnection voltage of SRP's electric system and delivered to the switchyard. The interconnection to SRP's electric system would occur in the SRP switchyard, which would contain power circuit breaker equipment and metering equipment for delivery of the output from the proposed project to SRP's electric system, as well as an electrical ground safety grid and concrete pads to support the switchyard equipment. One additional dead-end pole structure would be installed just north of the switchyard on project land.

An approximately 1,600-sq ft, 40 feet by 40 feet control building would also be constructed within the SRP switchyard, which would house communications and other equipment used to reliably interconnect the proposed project to SRP's electric system. The control building would consist of a pre-engineered steel building approximately 17 feet high at its peak and painted in a neutral color to minimize visual impact. The control building would contain equipment only, and would not contain any office, restroom, or similar facilities.

The proposed SRP switchyard would occupy approximately 69,000 sq ft (300 feet long by 230 feet wide) at the POI near the intersection of N. Quail Run Rd and Bonnybrooke Rd.. The switchyard would be fenced with an eight-foot-high cyclone fence topped with barbed wire, as required by SRP security and safety standards. The control building would be located within the security fence.

#### **Internal Driveways**

Internal class II AB & native soil driveways located within the project boundary would be provided for ingress and egress, as well as for movement between the solar array rows to facilitate installation, maintenance, and cleaning of the solar PV panels. The fire loop would be 20 feet wide, located in the area of the arrays, as well as traversing the site. In addition to the perimeter driveways, there would be north to south driveways between the PV array rows that would be constructed to allow equipment access.

Any proposed drive approaches (from the edge of the road to the property line) would be constructed in accordance with the Town of Florence requirements and an encroachment permit would be obtained from the Town of Florence Public Works Department.

Proposed internal class II AB driveways will include:

- Two individual driveway entrances would be required to access various areas of the overall project site.
- 20 ft wide, all-weather fire loop.



- A
- B
- C
- D**
- E



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# APPENDIX

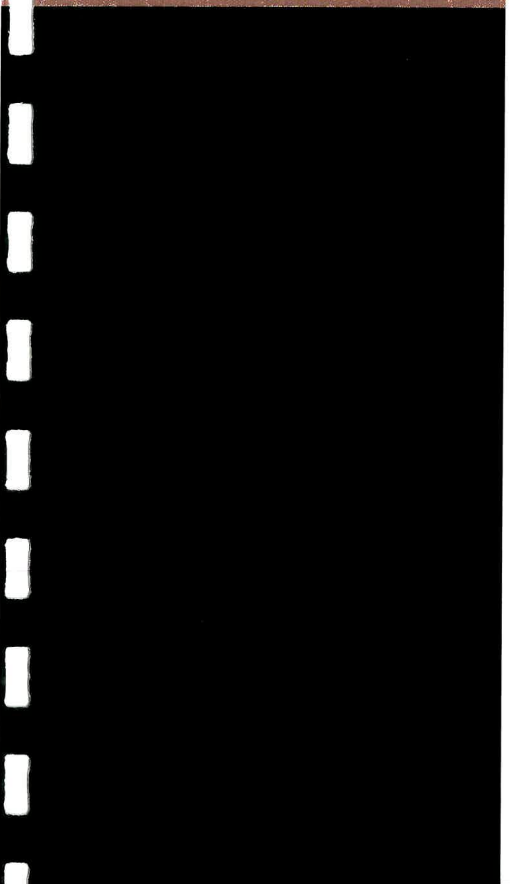
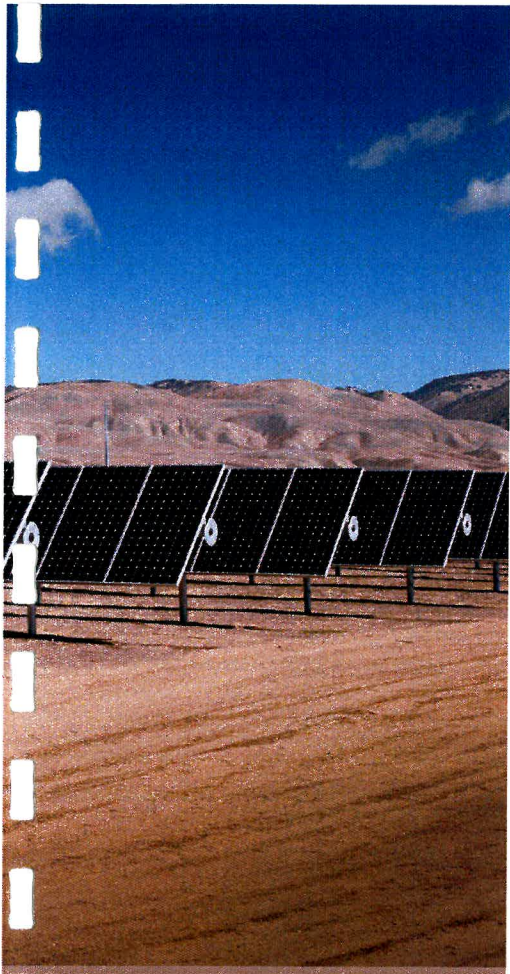
- A
- B
- C
- D
- E

SunPower Corporation, celebrating its 30th anniversary in 2015, is the most experienced PV solar company on the planet.



**APPENDIX A -**  
**APPLICATION AND**  
**OWNER'S PERMISSION FORM**

- A
- B
- C
- D
- E



# APPLICATION FOR REZONING

**PROJECT NAME:** Bonnybrooke Solar Project

**APPLICATION TYPE:**  Rezoning  PUD  PUD Amendment

1. Property Owner: Name: Mickey Clark (MLC Farms, LLC and Clark Family Trust)  
Address: 19240 Quail Run Drive  
Florence, AZ 85132  
Phone: 520-251-2575 Fax: 520-868-1640  
Email: MCLARK40@yahoo.com

2. Applicant/Developer: Name: Solar Star Arizona VII, LLC (Agent = Robbie Horwitz)  
Address: 1414 Harbour Way South  
Richmond, CA 94804  
Phone: 510-260-8410 Fax: 510-540-0552  
Email: Robbie.Horwitz@sunpower.com

3. Address or Location of Property: Corner of North Quail Run Drive and East Diversion Dam  
Road, Florence, AZ.

4. Legal Description of Property: If applicable, include Lot(s), Block(s), and Subdivision Name:  
Legal description is attached as Exhibit

Tax Parcel Numbers: 201-26-001C; and 201-26-001D.

Gross Acres: 286.0 Net Acres: 286.0

5. Current Zoning District: The parcels are currently outside of the Town boundaries. An annexation application is being processed in parallel. The current County zoning designation is General Rural.

6. Proposed Zoning District: Planned Unit Development (PUD) to develop a utility-scale solar energy facility

*Mickey Clark*  
**SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE**

4-17-15  
**DATE**

**FOR STAFF USE ONLY:**

CASE NO. _____	APPLICATION DATE AND TIME _____
PZ HEARING DATE _____	FEE \$ _____
1 <sup>ST</sup> TC HEARING DATE _____	REVIEWED BY: _____
2 <sup>ND</sup> TC HEARING DATE _____	REVIEWED BY: _____
RECOMMENDATION:      APPROVAL      DISAPPROVAL	

Rezoning Application

# OWNER'S PERMISSION FORM

This sheet must be completed if the applicant for an Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat, is not the owner of the property.

I/we, the Undersigned, do hereby grant permission to: Solar Star Arizona VII, LLC

to act on my/our behalf for the purpose of obtaining one or more of the following: Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat on the following described property: Assessor Parcel Numbers 201-26-001C; and 201-26-001D

Owner(s) *Mickey A Clark*  
Signature

Mickey A. Clark

Print or Type Name

Address 19240 Quail Run Drive

Florence, AZ 85132

Telephone 520-251-2575

STATE OF ARIZONA )  
County of Pinal ) ss

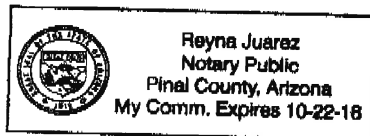
On this 17<sup>th</sup> day of April, 2015 before me, the undersigned Notary Public, personally appeared Mickey A Clark, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that Mickey A Clark executed the same.

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

My commission expires:

10/22/18

*Reyna Juarez*  
Notary Public



# APPENDIX B

## LEGAL DESCRIPTION

- A
- B**
- C
- D
- E



## EXHIBIT "A"

### LEGAL DESCRIPTION

#### SUNPOWER

#### ZONING PARCEL

A parcel of land, being a portion of the East Half (E1/2) of Section 29, Township 4 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

**BEGINNING** at a found plastic capped iron bar stamped "Found Pt RLS 37401" monumenting the North Quarter corner of said Section 29, from which a found 3" aluminum capped post stamped "RLS 37401" monumenting the Northeast corner of said Section 29 bears South 89°40'43" East, a measured geodetic bearing and basis of bearings for this description (record South 89°30'47" East per Record of Survey by Hansen Surveying and Engineering, recorded in Surveys Book 18, Page 75, records of said Pinal County, herein referenced as record source "RH"), a distance of 2,637.21 feet (record 2,637.84 feet per "RH");

THENCE South 89°40'43" East (record South 89°30'47" East per "RH"), along the North line of said Section 29, a distance of 2,637.21 feet (record 2,637.84 feet per "RH"), to said found 3" aluminum capped post stamped "RLS 37401" monumenting said Northeast corner of said Section 29;

THENCE South 00°23'30" East (record South 00°17'21" East per "RH"), along the East line of said Section 29, a distance of 2,627.64 feet (record 2,624.18 feet per "RH") to a found ¾" iron bar monumenting the East Quarter corner of said Section 29;

THENCE South 01°54'21" East (record South 01°48'37" East per "RH"), continuing along said East line of said Section 29, a distance of 839.84 feet to a calculated point in the center line of East Diversion Dam Road;

THENCE South 43°21'32" West, along said center line of said East Diversion Dam Road, a distance of 757.24 feet to a calculated point;

THENCE South 43°16'35" West, continuing along said center line of said East Diversion Dam Road, a distance of 1,098.00 feet to a calculated point;

THENCE South 44°33'28" West, continuing along said center line of said East Diversion Dam Road, a distance of 269.81 feet to a calculated point;

THENCE South 45°58'36" West, continuing along said center line of said East Diversion Dam Road, a distance of 188.10 feet to a calculated point;

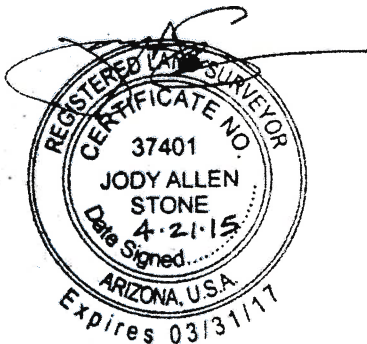
THENCE South 46°26'43" West, continuing along said center line of said East Diversion Dam Road, a distance of 175.08 feet to a calculated point on the South line of said Section 29;

THENCE South 89°33'11" West, departing from said center line of said East Diversion Dam Road, along said South line of said Section 29, a distance of 872.21 feet to a found 2" aluminum capped iron bar stamped "LS 17258" monumenting the South Quarter corner of said Section 29;

THENCE North 00°56'42" West (record North 00°50'49" West per "RH"), along said North-South mid-Section line of said Section 29, a distance of 2,626.72 feet (record 2,627.13 feet per "RH") to a found 2" aluminum capped iron bar stamped "LS 17258" monumenting the Center of said Section 29;

THENCE North 00°56'20" West (record North 00°50'49" West per "RH"), along said North-South mid-Section line of said Section 29, a distance of 2,656.14 feet (record 2,656.09 feet per "RH") to the **TRUE POINT OF BEGINNING**.

Containing 281.841 acres, more or less.



**NORTH 1/4 CORNER  
SECTION 29 T4S -R10E**  
PLASTIC CAPPED IRON BAR  
STAMPED "FOUND PT RLS 37401"

NORTH LINE  
SECTION 29

**NORTHEAST CORNER  
SECTION 29 T4S-R10E**  
3" ALUMINUM CAPPED  
POST STAMPED "RLS 37401".

S89°40'43"E 2637.21'

EAST LINE  
SECTION 29

POB PARCEL 1

## EXHIBIT

### SUNPOWER BONNYBROOKE SITE

SITUATED IN  
A PORTION OF THE  
EAST 1/2  
SECTION 29 T4S-R10E  
G&SRM  
PINAL COUNTY, AZ

N00°56'20"W 2656.14'

S00°23'30"E 2627.64'

**ZONING PARCEL**  
281.841 ACRES

**CENTER of  
SECTION 29**  
FOUND 2" ALUM CAP  
STAMPED "LS 17258"

EAST-WEST MID-SECTION LINE

DWELLING &  
OUT-BUILDINGS

**EAST 1/4 CORNER  
SECTION 29**  
FOUND 3/4" IRON BAR

S01°54'21"E  
839.84'

EAST LINE  
SECTION 29

NORTH-SOUTH  
MID-SECTION LINE  
SECTION 29

S43°21'32"W  
757.24'

DWELLING &  
OUT-BUILDINGS

N00°56'42"W 2626.72'

S43°16'35"W 1098.00'  
E EAST DIVERSION DAM ROAD

**SOUTH 1/4 CORNER  
SECTION 29**  
FOUND 2" ALUM CAP  
STAMPED "LS 17258"

S44°33'28"W  
269.81'

S45°58'36"W  
188.10'

S46°26'43"W  
175.08'

PREPARED ON:  
APRIL 21, 2015

S89°33'11"W  
872.21'

SOUTH LINE  
SECTION 29

**GEOMETRIX LLC**  
LAND SURVEYING SERVICES  
1947 VENTNOR CIRCLE  
PRESCOTT AZ 86301  
(928) 443-1900 [geometrixllc.com](http://geometrixllc.com)

## APPENDIX C - ALTA Survey

*(provided with application as separate, oversized attachment)*

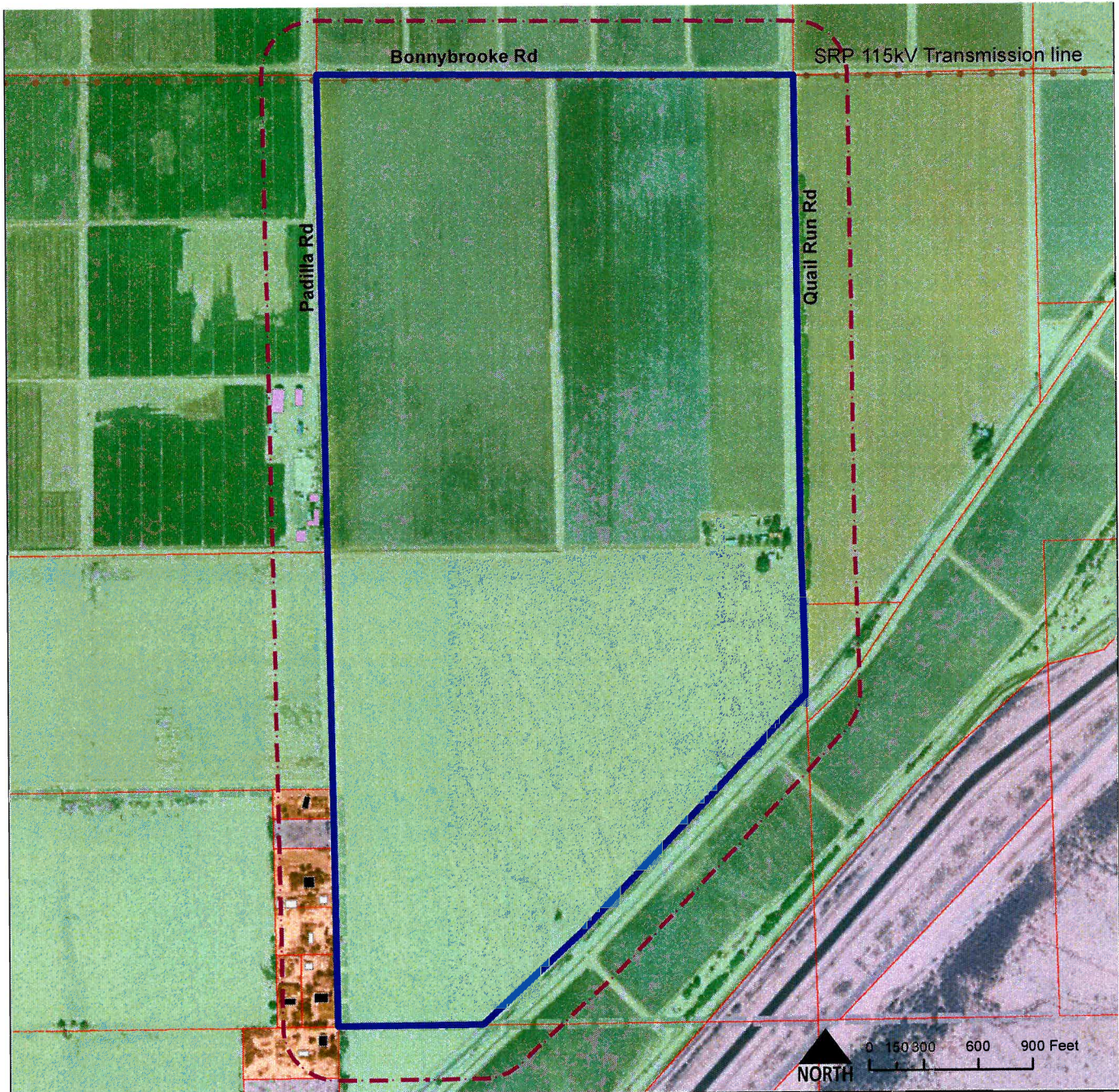





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# APPENDIX D

## ADJACENT PARCELS LAND USE AND STRUCTURES W/IN 300 FEET



- |  |                             |  |             |  |              |
|--|-----------------------------|--|-------------|--|--------------|
|  | Town boundary               |  | Residential |  | Residence    |
|  | SRP 115kV Transmission line |  | Agriculture |  | Out building |
|  | Pinal Parcels               |  | Undeveloped |  | Prison farm  |
|  | 300 foot Buffer             |  |             |  |              |

	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u> 10d.</b>
<b>MEETING DATE:</b> September 21, 2015  <b>DEPARTMENT:</b> Administration  <b>STAFF PRESENTER:</b> Lisa Garcia Interim Town Manager/Town Clerk  <b>SUBJECT:</b> Ordinance No. 639-15: Ordinances and Resolutions		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> <b>Resolution</b> <input checked="" type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Regulatory</b> <input type="checkbox"/> <b>1<sup>st</sup> Reading</b> <input checked="" type="checkbox"/> <b>2<sup>nd</sup> Reading</b> <input type="checkbox"/> <b>Other</b>

**RECOMMENDED MOTION/ACTION:**

Motion to adopt Ordinance No. 639-15: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE FLORENCE TOWN CODE BY STRIKING SECTION 10.15 AND 30.45 TO 30.51 AND CREATING NEW SECTION 10.15 AND 30.45 to 30.53 ENTITLED ORDINANCES AND RESOLUTIONS.

**BACKGROUND/DISCUSSION:**

The following modifies the process of adopting ordinances and resolutions for the Town of Florence. The new procedure is statutorily correct. This is a housekeeping item, the new ordinance directs which ordinances will be published in the newspaper, posted and which will be recorded in the Pinal County Recorder's Office.

The ordinance sets standards for when an ordinance is required. It specifies that ordinances will be required under the following conditions:

1. Adopting or amending Town Code.
2. Establishing, altering, or abolishing a Town department or office.
3. Establishes fines, penalties for not complying with rules or regulations.
4. Levying any tax or assessment.
5. Selling or leasing Town property.

First reading was held on September 8, 2015.

**FINANCIAL IMPACT:**

The cost of publishing ordinances and codifying the Code is directly tied to the number of ordinances adopted each year that require publishing, codification or recording.

**STAFF RECOMMENDATION:**

Staff recommends that Council adopt Ordinance No. 639-15.

**ATTACHMENTS:**

Ordinance No. 639-15

## ORDINANCE NO. 639-15

**AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE FLORENCE TOWN CODE BY STRIKING SECTIONS 10.15 AND 30.45 TO 30.51 AND CREATING NEW SECTIONS 10.15 AND 30.45 TO 30.53 ENTITLED ORDINANCES AND RESOLUTIONS.**

**WHEREAS**, it has been brought to the attention of the Council of the Town of Florence, Arizona, that the current method of handling ordinances and resolutions requires modification and clarification.

**NOW, THEREFORE, BE IT ORDAINED** that Sections 10.15 and 30.45 to 30.51 of the Code of the Town of Florence is hereby stricken and deleted from the existing Code, which read as follows:

**~~§ 10.15 EFFECTIVE DATE OF ORDINANCES.~~**

~~—All ordinances passed by the legislative body requiring publication shall take effect as provided for in § 30.48 of this code.~~

**~~§ 30.45 PRIOR APPROVAL BY STAFF.~~**

~~All ordinances, resolutions and contract documents shall, before presentation to the Council, be reviewed by the Town Manager and, as to form by the Town Attorney and shall, when there are substantive matters of administration involved, be referred to the person who is charged with the administration of the matters. The person shall have an opportunity to present his or her comments, suggestions and objections, if any, to the passage of the ordinance, resolution or acceptance of the contract.~~

**~~§ 30.46 READING OF PROPOSED ORDINANCE.~~**~~No ordinance, except those that are budgetary, statutorily required, or those declared to be an emergency, shall be put on its final passage on the same day on which it was introduced. All ordinances, except those that are budgetary, statutorily required, or those declared to be an emergency, shall have two separate readings. The first and second reading shall never be made on the same day. Each ordinance shall be read by title only, unless a majority of the Council votes to read an ordinance in full.~~

**~~§ 30.47 REQUIREMENT FOR ORDINANCES~~**~~Each ordinance should have but one subject, the nature of which is clearly expressed in the title. Whenever possible, each ordinance shall be introduced as an amendment to this code or to an existing ordinance, and, in such case, the title of the sections to be amended shall be included in the ordinance.~~

**~~§ 30.48 EFFECTIVE DATE OF ORDINANCES.~~**~~No ordinance, resolution or franchise shall become operative until 30 days after its passage by the Council, except measures necessary for the immediate preservation of the peace, health or safety of the municipality, but such an emergency measure shall not become immediately operative unless it states in a separate section the reason why it is necessary that it should~~

~~become immediately operative, and unless it is approved by the affirmative vote of three-fourths of all the members elected to the Council, taken by ayes and nays.~~

~~(B) — In addition to the provisions of division (A) above, the Town Clerk shall certify the minutes of any Council meeting at which an ordinance, resolution or franchise, except an emergency measure, is passed. The 30-day period specified in division (A) above shall be calculated from the date of passage by the Council and approved by the Mayor.~~

#### **~~§ 30.49 SIGNATURES REQUIRED ON ORDINANCES~~**

~~— Every ordinance passed by the Council shall, before it becomes effective, be signed by the Mayor, approved as to form by the Town Attorney, and attested by the Town Clerk.~~

#### **~~§ 30.50 PUBLISHING.~~**

~~Only the orders, ordinances, resolutions, motions, regulations or proceedings of the Council shall be published as may be required by state statutes or expressly ordered by the Council.~~

#### **~~§ 30.51 POSTING OF ORDINANCES.~~**

~~Every ordinance imposing any penalty, fine, forfeiture or other punishment shall, after passage, be posted by the Town Clerk in three or more public places within the municipality and an affidavit of the person who posted the ordinance shall be filed in the office of the Town Clerk as proof of posting.~~

**AND BE IT FURTHER ORDAINED THAT** the new Code section entitled Ordinances and Resolutions, Sections 30.45 to 30.53 of the Town Code is hereby adopted, which reads as follows:

#### **§ 10.15 RESERVED**

#### **§ 30.45 ACTION TAKEN BY ORDINANCE.**

In addition to other acts required by law or by specific provision in the Code of Ordinances of the Town of Florence, those acts of the Town shall be by ordinance which:

- a. Adopt, amend, or repeal another ordinance or Town Code or establish, alter or abolish any Town department, office or agency.
- b. Provide for a fine or penalty or establish rules or regulations for violation of which a fine or other penalty is imposed.
- c. Levy any tax or assessment.
- d. Sell or lease public property.

#### **§ 30.46 ADOPTING ORDINANCES BY REFERENCE.**

The Council may enact the provisions of a code or public record theretofore in existence without setting forth such provisions, but the adopting ordinance shall be published in full. At least three paper copies of the code or public record shall be filed in the Office of

the Town Clerk and kept available for public use and inspection. A code or public record enacted by reference may be amended in the same manner.

No penalty clause may be enacted by reference thereto. A penalty clause contained in a code or public record adopted by reference shall be set forth in full in the adopting ordinance.

### **§ 30.47 READING AND PASSAGE OF ORDINANCES AND RESOLUTIONS:**

All proposed ordinances and resolutions shall be subject to the following requirements for passage at any meeting of the Council.

- a. Copies of proposed ordinances and proposed resolutions shall be in the possession of the Mayor and Council at least 72 hours prior to the meeting.
- b. By request of the Mayor or any member of Council, a full reading of the ordinances or resolution heretofore mentioned shall be ordered, otherwise such ordinance or resolution heretofore mentioned shall be read by number and title only. The measure may be passed and adopted after the required reading(s).
- c. Copies of titles of proposed ordinances and resolutions heretofore mentioned shall be available to the public for examination at Town Hall 72 hours prior to when the council convenes to act upon the ordinance or resolution.

No ordinance, except those that are budgetary, otherwise statutorily required, or those declared to be an emergency, shall be put on an agenda for final passage on the same day on which it was introduced. All ordinances, except those that are budgetary, otherwise statutorily required, or those declared to be an emergency, shall have two separate readings, each on different days.

### **§ 30.48 EMERGENCY MEASURES; EFFECTIVE DATE.**

An emergency measure must be passed by the affirmative vote of three-fourths of all members of the Council for the immediate preservation of the public peace, health or safety of the Town. An emergency measure shall take effect immediately upon its passage. Approval must be by a vote taken by ayes and noes, and approved by the mayor. The emergency measure shall state in a separate section the reasons why it is necessary that it should become immediately operative.

### **§ 30.49 SIGNATURES REQUIRED ON ORDINANCE.**

Every ordinance passed by the Council shall, before it becomes effective, be signed by the Mayor, approved as to form by the Town Attorney, and attested by the Town Clerk.

### **§ 30.50 PUBLISHING ORDINANCES.**

All ordinances, except those necessary for the immediate preservation of the peace, health or safety of the Town, and resolutions having the effect of ordinances, shall be

published for two consecutive weeks in the official newspaper of the Town before they become effective and operative.

Emergency ordinances necessary for the immediate preservation of the peace, health or safety of the Town which have been passed by the necessary three-fourths vote of all members of the Council and become effective and operative immediately shall also be published two consecutive weeks in the official newspaper of the Town within 20 days after their passage.

**§ 30.51 POSTING OF ORDINANCE WITH PENALTIES.**

Every ordinance imposing any penalty, fine, forfeiture or other punishment shall, after passage, be posted by the Town Clerk in three or more public places within the Town and an affidavit of the person who posted the ordinance shall be filed in the Office of the Town Clerk as proof of posting.

**§ 30.52 RECORDING OF CERTAIN ORDINANCES.**

Ordinances that extend or change the boundaries of the Town, zoning, or establish or vacate streets, alleys, or subdivisions, after publication and adoption shall be recorded in the Office of the Pinal County Recorder, after being so recorded, the same shall constitute public notice to all parties.

**§ 30.53 CODIFICATION OF ORDINANCES.**

Ordinances affecting Town rules and operations shall be codified in the Florence Code of Ordinances, more commonly known as Town Code.

**NOW, THEREFORE BE IT ORDAINED** by the Mayor and Council of the Town of Florence, Arizona, that Section 30.45 to 30.53 of the Town Code as set forth herein shall continue in full force and effect until further action of the Council.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Florence, Arizona, this 21<sup>st</sup> day of September 2015.

\_\_\_\_\_  
Tom J. Rankin, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lisa Garcia, Town Clerk

\_\_\_\_\_  
Clifford L. Mattice, Town Attorney





## TOWN OF FLORENCE COUNCIL ACTION FORM

### AGENDA ITEM 10e.

**MEETING DATE:** September 21, 2015

**DEPARTMENT:** Administration

**STAFF PRESENTER:** Lisa Garcia  
Interim Town Manager/Town Clerk

**SUBJECT:** Resolution No. 1561-15: Rules of Procedure  
Update.

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
  - Regulatory
  - 1<sup>st</sup> Reading
  - 2<sup>nd</sup> Reading
- Other

### RECOMMENDED MOTION/ACTION:

Resolution No. 1561-15: Adoption of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE FLORENCE TOWN COUNCIL RULES OF PROCEDURE, EFFECTIVE OCTOBER 21, 2015.

### BACKGROUND/DISCUSSION:

After each election, Council is given the opportunity to review and amend the Rules of Procedure. At the March 2, 2015 meeting, Council reviewed the 2012 amendments and directed staff to modify the Rules of Procedure.

With the hiring of a Town Attorney and the relocation of the Library (town posting site), it was necessary to review the Rules of Procedure. A redline version is attached that shows every change requested. The changes comply with the suggestion of the Arizona Ombudsmen.

### FINANCIAL IMPACT:

There is no fiscal impact to discussing the item.

### STAFF RECOMMENDATION:

Staff recommends that Council adopt Resolution No. 1561-15.

### ATTACHMENTS:

Resolution No. 1561-15  
Rules of Procedure

**RESOLUTION NO. 1561-15**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE FLORENCE TOWN COUNCIL RULES OF PROCEDURE, EFFECTIVE OCTOBER 21, 2015.**

**WHEREAS**, the Florence Town Council desires to amend the policies and procedures for conducting business; and

**WHEREAS**, the Florence Town Council desires the policy to be consistent with the Town Code.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Town of Florence, Arizona, that the Florence Town Council Rules of Procedures are hereby amended effective October 21, 2015.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of September 2015.

\_\_\_\_\_  
Tom J. Rankin, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lisa Garcia, Town Clerk

\_\_\_\_\_  
Clifford L. Mattice, Town Attorney

**Town of Florence  
Town Council  
Rules of Procedure**  
~~March 2, 2015~~October 21, 2015

**SECTION 1. RULES OF PROCEDURE/AUTHORITY**

**1.1 PROCEDURES**

The following are the basis for and are used in conjunction with these Rules of Procedure for meetings of the Town Council:

- A. Arizona Open Meetings Law (ARIZ. REV. STAT. § 38-431 *et seq.*, as amended)
- B. Town Code
- C. Town of Florence Parliamentary Procedures Simplified
- D. Roberts Rules of Order, as amended

**1.2 PARLIAMENTARIAN**

Town Council Meetings: The Town Attorney shall serve as Parliamentarian for all Town Council Meetings. The Town Clerk shall act as Parliamentarian in the absence of the Town Attorney.

Boards/Commissions/Committees: The Council Liaison shall serve as Parliamentarian for each respective Board, Commission, or Committee.

**SECTION 2. DEFINITIONS**

**2.1 AGENDA**

As set forth in Section 6 below, an Agenda is the formal description of items to be considered by the Town Council at a noticed meeting of the Town Council. The final Agenda must be posted at least 24 hours prior to the Town Council's meeting.

**2.2 COUNCIL PACKET**

The Town Council packet is comprised of documents supporting the items listed on the Agenda and requiring Council Action, which may be used by Town Council, staff, and the public for more in-depth information than may be presented in an oral report. The Packet is organized as set forth in Section ~~6-7~~ below and is provided to the Town Council and made available to the public upon request.

**2.3 MEETINGS**

A Meeting is the gathering, in person or by technological devices, of a quorum of members, at which they discuss, propose or take legal action, including any deliberations by a quorum with respect to such action. If a quorum is not present, those in attendance will be named for the record and in the absence of the Presiding Officer, the Town Clerk or departmental liaison will adjourn the meeting.

## **2.4 NEWSPAPER**

Typically, a daily or weekly publication of general circulation within the Town of Florence containing recent news, feature articles, editorials, and general advertisements.

## **2.5 NOTICE**

A formal announcement to the public that sets forth the name of the Town Council, date, time and place for which a meeting of the Town Council will be held. Giving formal notice of meetings is done as provided by Statute, Town Code, or other rules or regulations of the Town Council.

## **2.6 ORDINANCE**

An Ordinance is a Town Council action setting forth a rule of public conduct that is considered long-term and may prescribe a penalty for violations thereof. Long-term rules include, but are not limited to, zoning issues, annexations, abandonments and Town laws. The Ordinance, in addition to being referenced by number in the Minutes, will be recorded and maintained in numerical sequence as a permanent record of the Town in a separate set of books. Effective dates of Ordinances shall be as provided by law.

## **2.7 PUBLIC BODY**

Town Council, all Boards, Committees, and Commissions of the Town, and any specially seated Board, Commission, Committee, or Sub-Committee of the Town whose members are appointed by the Mayor with the approval of the Town Council.

## **2.8 QUORUM**

A quorum is the minimum number of members of the Town Council that must be present in order for business to be legally transacted. With a seven-member body, a quorum (by State Statute) is four members.

## **2.9 RESOLUTION**

A Resolution is a more formal type of motion normally utilized to set forth policy of the Town. The Resolution, in addition to being referenced by number and brief title in the Minutes, will be recorded as provided by law and maintained in numerical sequence as a permanent record of the Town in a separate set of books. Resolutions are used for various reasons, such as when specifically required by law, when needed as a separate evidentiary document to be transmitted to another governmental agency, or where the frequency of future references back to its contents warrants a separate document to facilitate such future reference and research. Effective dates of Resolutions shall be as provided by law.

### **SECTION 3. PRESIDING OFFICER**

#### **3.1 PRESIDING OFFICER**

As provided by the Town Code, the Mayor, or in the Mayor's absence, the Vice-Mayor is the Presiding Officer of all meetings of the Town Council.

In the absence or disability of both the Mayor and the Vice-Mayor, the meeting shall be called to order by the Town Clerk, whereupon, the Town Clerk shall immediately call for the selection of a temporary Presiding Officer. The council members present shall, by majority vote, select a Presiding Officer for that meeting.

Upon the arrival of the Mayor or the Vice Mayor, the Vice Mayor or the temporary Presiding Officer shall immediately relinquish the chair upon the conclusion of the business immediately before the Town Council.

#### **3.2 ROBERT'S RULES OF ORDER**

The Presiding Officer, or Town Council, may suspend strict observance of these Rules of Procedure, other policies and procedures, and any applicable provision of Robert's Rules for the timely and orderly progression of the meeting. In the event of a conflict between these rules and Robert's Rules of Order, these rules shall govern.

### **SECTION 4. MEETINGS**

#### **4.1 REGULAR MEETINGS**

- A. The Florence Town Council shall hold Regular Meetings at 6:00 p.m. on the first and third Monday of each month, in the Council Chambers, located at 775 N. Main Street, or another place, date or time as determined by the Town Council. Meetings are held for the purpose of discussion or action of the Town Council on various issues deemed necessary to further the business of the Town. These meetings may provide for "Citizen Comments/Call to the Public."
- B. When the Regular Meeting of the Town Council falls on a legal holiday, no meeting shall be held on such holiday, but said meeting may be held at the same time and the same location on the next succeeding business day thereafter that is not a holiday or at such other time as designated by the Town Council. The Town Council will take appropriate action to publicly announce such a change and will instruct the Town Clerk to publish ~~a notice in the newspaper stating such change the agenda in accordance with state law.-~~

#### **4.2 ADJOURNED MEETINGS**

Any meeting may be adjourned to a time, place and date certain, but not beyond the next Regular Town Council Meeting. Once adjourned, the meeting may not be reconvened except at the time, date, and place provided for in the motion. A motion to continue an item on the Council Agenda shall not be considered a motion to adjourn.

#### **4.3 SPECIAL MEETINGS**

- A. The Mayor or Town Manager may, or at the request of two (2) council members shall call a special meeting of the Town Council for a time not earlier than 24 hours after the later of (i) the notice being given to all council members or (ii) the Agenda being posted, except in the case of an actual emergency. In the case of an actual emergency, such notice as is practicable under the circumstances shall be given. Notice of all such Town Council meetings must be made pursuant to state law.
  
- B. Special Meetings are held for the purpose of presentations, discussion, citizen comment or formal action of the Town Council on various issues as deemed necessary to further the business of the Town.

#### **4.4 WORK SESSIONS**

Work Sessions are held for the purpose of presentations and discussions on issues that require more in-depth consideration of the Town Council than may be possible at a Regular Meeting. No formal action of the Town Council may be taken at such meetings, other than general consensus or conveying direction to Staff for further action. These meetings shall not provide for "Public Comment." Work Session shall be held on Mondays of the month when necessary.

#### **4.5 EXECUTIVE SESSIONS**

The Town Council may hold an Executive Session pursuant to Arizona Revised Statute § 38-431.01 *et seq.*

#### **4.6 EMERGENCY MEETINGS**

As provided for in State Statutes, the Mayor and Town Council may call an Emergency Meeting to discuss or take action on an unforeseen issue where time is of the essence and there is not sufficient time for posting of a meeting notice 24-hours or more before the meeting. Notice of an Emergency Meeting of the Mayor and Town Council will be posted within 24-hours following the holding of an Emergency Meeting. The notice will include the agenda and a brief but complete description of the nature of the emergency. Emergency Meetings shall not provide for a "Public Comment."

#### **4.7 MEETINGS TO BE OPEN TO THE PUBLIC**

- A. With exception of Council Executive Sessions, all Regular Meetings, Special Meetings, Work Sessions and Emergency Meetings of the Town Council shall be open to the public.
  
- B. All Public Meetings may be recorded or photographed by means of audio, video or photographic equipment provided; however, that there is no interference in the orderly conduct of the meeting, and that said equipment is placed in non-hazardous locations as designated by the Town's Staff.
  
- C. Public Comment is not provided for at Work Sessions or Emergency Meetings.

#### 4.8 MINUTES OF COUNCIL MEETINGS

- A. The Town Clerk's office shall provide staff support at all Regular, Special, Work Session and Emergency Meetings of the Town Council for the purpose of taking notes and/or audio recordation of the Meeting.
- B. Written action minutes, instead of verbatim Minutes, shall be taken so that a brief accounting of the issues discussed and actions taken is compiled and entered into the permanent Minute Book of the Town and kept on file and of record in the Office of the Town Clerk. The minutes shall reflect council member attendance for the entire meeting (if a council member arrives late or leaves early then the minutes should reflect when the council member arrived/left).

Open Meetings may be recorded by means of audio or video technology. Audio or video recordings of meetings will be retained six months after being transcribed in accordance with the current Town of Florence/State of Arizona approved Records Retention and Disposition Schedules.

- C. All Minutes of the Town Council are deemed to be Public Records, with the exception of Executive Session Minutes, which, while they fall under the definition of and are considered public records by State Statute, are deemed confidential and are only available under limited conditions or by court order. Transcribed minutes, or the audio or video recording of all Open Meetings of the Town Council, must be on file in the Office of the Town Clerk, and available for public review by 5:00 p.m. on the third working day following each meeting, or as provided by Arizona Revised Statutes, whichever is sooner.
- D. Minutes of Executive Sessions shall be confidential, are maintained and secured by the Town Clerk and may be accessed only as provided by Arizona Revised Statutes.

### **SECTION 5. NOTICES AND AGENDAS**

#### **5.1 PREPARATION AND POSTING NOTICES**

- A. The Town Clerk shall prepare all Public Meeting Notices of the Town Council, and shall ensure posting of the meeting notices ~~no less than 24 hours before the date and time set for said meetings,~~ in accordance with Arizona Revised Statute. § 38-431.02.C.

B. Meeting Formal notices, such as notices of public hearings, notice of bid, or other formal notices Notices shall be posted on the town's website, <http://www.florenceaz.gov>.

B., at a minimum, be posted in the following locations:

1. Town Hall
2. Town Library
3. <http://www.florenceaz.gov>

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**5.2 PREPARATION AND POSTING OF AGENDAS**

A. The Town Clerk shall prepare all Public Meeting Notices of the Town Council, and, except for permitted statutory exceptions, shall ensure posting of the meeting notices no less than 24 hours before the date and time set for said meetings, in accordance with Arizona Revised Statute. § 38-431.02.C.

B. Town Council, Town Board and Commission agendas shall, at a minimum, be posted in the following locations:

- 1. Town Hall, 775 N. Main Street, Florence, Arizona, 85132
- 2. http://www.florenceaz.gov

**5.3 POSTING OF ORDINANCES WITH A PENALTY CLAUSE:**

A. Penalty Clause shall be posted in the following locations:

- a. Town Hall, 775 N. Main Street, Florence, Arizona 85132
- b. Florence Police Department, Florence, Arizona 85132
- c. Florence Fire Station No. 2, Florence, Arizona 85132

**5.2.3 AGENDAS**

A. The Town Clerk shall prepare the Agendas for all meetings of the Town Council as set forth in Section 6 below or as directed by the Mayor through the Town Manager. Agendas of all meetings of the Town Council shall be available to the public no later than 24 hours prior to said meetings, except for permitted statutory exceptions.

B. Agendas are made available through the Town’s web site as a convenience and, upon request, will be provided at no charge to political subdivisions or educational institutions.

**5.3.4 DISTRIBUTION OF NOTICES AND AGENDAS**

A. The Town Clerk shall ensure that the Mayor and Town Council receive copies of all Town Council Meeting Notices and Agendas, and any documentation provided for said meeting, not less than 24 hours prior to the meeting, except for permitted statutory exceptions.

B. The Town Clerk shall ensure that provide the Town Council meeting notices, agendas and documentation, as deemed necessary, y, are distributed to the Town Manager and the Town Attorney. Courtesy copies will be available to the press, public subdivisions and educational institutions, and others upon request, no less than 24 hours prior to said meeting.

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- C. The Town Clerk may amend a published agenda, but not less than 24 hours prior to the designated meeting and only upon receipt of direction from (i) the Mayor or two members of the Town Council acting through the Town Manager or (ii) the Town Manager, or to correct minor errors. Amended agendas will indicate the date amended.

## **SECTION 6. ORDER OF BUSINESS**

### **6.1 ORDER OF BUSINESS**

The Order of Business of each meeting shall be as contained in the agenda as prepared by the Town Clerk. The Agenda shall be a sequentially numbered listing by topic and a brief description of business agenda items, including a dollar amount where appropriate, that shall be taken up for consideration.

### **6.2 REGULAR MEETINGS**

The typical form of the agenda shall be as follows and may be changed as necessary:

**CALL TO ORDER**

**ROLL CALL**

**EXECUTIVE SESSION**

**COMMUNITY FACILITIES DISTRICT OR BOARD OF ADJUSTMENTS**

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**~~RECOGNITION ITEMS (MAYOR'S PRESENTATIONS)~~**

**CALL TO THE PUBLIC** Topics are limited to items under the jurisdiction of the Florence Town Council (speaker must fill out a card and give to Town Clerk prior to meeting)

**PUBLIC HEARINGS**

**RECOGNITION ITEMS/PRESENTATIONS**

**CONSENT AGENDA** (including Minutes and Claims)

All items listed under consent are considered to be routine or have been previously reviewed by the Town Council, and will be enacted by one motion. There will be no separate discussion of these items unless a council member so requests; in which event the item will be removed from the Consent Agenda and considered in the normal sequence on the agenda.

**UNFINISHED BUSINESS**

**NEW BUSINESS** (action or information items)

**ITEMS SUBMITTED BY PUBLIC/APPLICANTS**

**COUNCIL SUBMITTED ITEMS**

**MANAGER SUBMITTED ITEMS**

**~~MINUTES OF BOARDS AND COMMISSION\*~~**

**MANAGER REPORT/DEPARTMENT REPORTS\*\***

**CALL TO THE PUBLIC** Topics are limited to items under the jurisdiction of the Florence Town Council (speaker must fill out a card and give to Town Clerk prior to meeting)

**CALL TO THE COUNCIL- CURRENT EVENTS ONLY**

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**EXECUTIVE SESSION  
ADJOURNMENT**

\* Indicates first meeting of the month

\*\* Indicates second meeting of the month

All agendas will have the following statement placed at the bottom of the agenda:

DATE/TIME POSTED:

Any individual with a qualified disability may request a reasonable accommodation by contacting the ADA Coordinator at 520-868-7574 at least 72-hours prior to the Town Council meeting.

**6.3 SPECIAL MEETINGS**

- A. If a Special Meeting is being held in place of a Regular Meeting, the agenda shall be as set forth for a Regular Meeting.
- B. For all other Special Meetings, the Agenda will typically be prepared in the following order:

**CALL TO ORDER**

**ROLL CALL**

**EXECUTIVE SESSION**

**PLEDGE OF ALLIGENCE**

**CALL TO THE PUBLIC** (Speakers must fill out a card and give to Town Clerk prior to meeting)

**PUBLIC HEARINGS**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**CALL TO THE PUBLIC** (Speaker must fill out a card and give to Town Clerk prior to meeting)

**CALL TO THE COUNCIL – CURRENT EVENTS ONLY**

**EXECUTIVE SESSION**

**ADJOURNMENT**

**6.4 WORK SESSION MEETINGS**

Questions may be directed by the Town Council to a member of the public or another interested party, or in appropriate circumstances, a brief presentation may be permitted by a member of the public or another interested party on an Agenda item or a particular question related to an Agenda item. Unless otherwise designated by the Presiding Officer, the time for such response to questions or presentations shall be limited to three minutes per speaker. The Agenda will typically be prepared in the following order:

**CALL TO ORDER**

**ROLL CALL**

**AGENDA ITEMS FOR DISCUSSION:** No Action/Discussion only.  
**ADJOURNMENT**

**6.5 ITEMS TO BE TAKEN IN ORDER**

- A. The Presiding Officer, or the members by consensus, may consider items out of sequence from the printed Agenda for the meeting.
  
- B. Action may be taken on all items listed for action on the Agenda. In the event of an emergency, action may be taken on items not listed on the Agenda. However, the action must subsequently be noticed in accordance with Arizona Revised Statute § 38-431.02, as amended.

**6.6 ROLL CALL ATTENDANCE**

The Presiding Officer shall direct the Town Clerk to call the Roll, and the names of council members both present and absent shall be entered into the minutes.

Roll Call shall be taken at the following times during a meeting:

- 1. Calling the Meeting to Order.
- 2. Entering into Executive Session.
- 3. Adjourning to the Board of Adjustments.
- 4. Adjourning to a Special Districts Board.

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**6.7 ACTION ITEMS**

**Scheduled Public Appearances** allow citizens to speak on a specific item before the Town Council, including presentation of petitions, according to the following process:

- 1. A written request shall be submitted to the Town Clerk for review by the Town Manager not less than 10 days prior to the Town Council meeting at which the person desires the item to be heard.
  
- 2. The Town Manager or designee shall research the issue to determine if it may be handled administratively or will require Town Council discussion. If it is determined that the matter should be placed before the Town Council, the Town Manager shall ensure that documentation, if any, is compiled and the material forwarded to the Town Clerk in the same manner as other issues presented to the Town Council.
  
- 3. If the Town Manager determines that the subject should not be placed on a Council Agenda, the Town Clerk shall notify the citizen that their request for action/input will not be placed on the agenda but forwarded to the appropriate department.
  
- 4. The Mayor, two members of the Town Council or the Town Manager may request that an item be placed on the Council's Agenda; the Town Clerk shall place the item on the next Regular Meeting Agenda and advise the citizen of the meeting date and time.

## 6.8 CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

- A. Call to the Public/Agenda Items: Presentation of petitions, or public comments on Agenda issues are heard under the first "Call to the Public". All citizens and interested parties will be limited to a maximum of three minutes to address the Town Council. However, the time limit may be waived by the Mayor or by consensus of the Town Council.
- B. At the pleasure of the Mayor and Town Council, individuals may address the Town Council on any subject pertaining to or related to an item on the posted Agenda for that meeting.
- C. Call to the Public/Non Agenda Items: Presentation of petitions, or public comments on Non-Agenda issues are heard under "Call to the Public". All citizens and interested parties will be limited to a maximum of three minutes to address the Town Council on a Non-Agenda item. However, the time limit may be waived by the Mayor or by consensus of the Town Council. Items not listed on the agenda may not be discussed at the meeting. The Council may ask staff to schedule a future meeting on the topic.
- D. All citizens and interested parties wishing to speak before the Town Council at "Call to the Public" shall complete a card located at the back of the Town Council chambers and submit the card to the Town Clerk, or designee.
- E. At the conclusion of all public comment section of the meetings, the Mayor or any council member may take any or all of the following actions:
  - 1) Respond to Criticism.
  - 2) Ask Staff to review the matter.
  - 3) Ask that the matter be put on a future Agenda.
  - 4) Thank the citizens for their comments.

## 6.9 CONSENT AGENDA

- A. The Consent Agenda includes items that (i) are of such a nature that discussion may not be required or (ii) are included in the annual budget (iii) have been previously studied by the Town Council. These items may be adopted by a single motion, second and affirmative vote of a majority of the Town Council.
- B. There is no discussion on items listed under the Consent Agenda; however, a member of the Town Council may request that an item or items be removed for discussion.
- C. Items removed from the Consent Agenda are considered in their normal sequence as listed on the Agenda, unless called out of sequence as provided in Section 6.5 above.

## 6.10 BUSINESS ITEMS

Rules of Procedure Adopted by Resolution No. 1561498-15  
Page 10 of 30

- A. At the time each Business Item is presented to Town Council, the staff will give a brief summary of the item, and the applicant, if applicable, may speak. The Mayor will then provide for citizen input and comments as requested prior to the meeting.
- B. Those speaking before the Town Council will be allowed three minutes to address the Council; time limits may be waived upon consensus of the Town Council. Such three-minute limit shall not apply to the applicant's presentation.
- C. The purpose of all public comments is to provide information and the speaker's views for Town Council consideration. It is not appropriate for the speakers to question directly or debate the matter under consideration with staff, other speakers, the audience or members of the Town Council. All comments shall be addressed through the Presiding Officer. After being recognized by the Presiding Officer, council members may question the speakers, any applicant's representatives or Town staff. Except when answering a direct question from a council member, all remarks shall be addressed to the Town Council as a whole, and not to individual members; provided, however, that all responses shall be directed through the Presiding Officer.
- D. Proper decorum must be observed by council members, by speakers providing testimony and remarks and by the audience. In order to conduct an orderly business meeting, the Presiding Officer shall keep control of the meeting and shall require the speakers and audience to refrain from abusive or profane remarks, disruptive outbursts, applause, protests or other conduct that disrupts or interferes with the orderly conduct of the business of the meeting. Personal attacks on council members, Town Staff or members of the public are not allowed. It is inappropriate to utilize the Public Hearing or other Agenda item for the purpose of making political speeches, including threats of political action. Engaging in such conduct and failing to cease such conduct upon request of the Presiding Officer will be grounds for ending a speaker's time at the podium or, at the direction of the Presiding Officer, for removal of any disruptive person from the Council Chambers.
- E. Generally, Public Hearings, other than those of a quasi-judicial nature, shall be conducted in the following Order:
  - 1. The Presiding Officer will announce the matter that is set forth for a Public Hearing and, if appropriate, ask the staff to provide a short summary of the matter.
  - 2. The Presiding Officer will then ask the applicant, if appropriate, to speak.
  - 3. At the conclusion of the Staff Report and/or presentation by the applicant, the Presiding Officer will open the Public Hearing for comments from the public.

4. After all public comments are heard, the Presiding Officer will close the Public Hearing and may ask staff or the applicant to respond to the comments.
  5. The Presiding Officer may then call for a motion and second, if applicable, and/or ask if Town Council wishes to discuss the motion/item. Town Council may then proceed to discuss the matter.
  6. Upon the conclusion of discussion, the Presiding Officer will call for action on the motion.
  7. Exhibits, letters, petitions and other documentary items presented or shown to the Town Council during a Public Hearing shall become part of the record of the Public Hearing and a copy thereof shall be submitted to the Town Clerk.
- F. Questions or comments from the public shall be limited to the subject under consideration. Depending upon the extent of the Agenda, and the number of persons desiring to speak on an Issue, the Presiding Officer may, upon consensus of the Town Council at the beginning of the hearing, limit testimony. Upon approval of the Town Council, persons may be allowed to speak longer than three minutes. Council members may ask the individual speaker questions, and the speaker may respond.
- G. Quasi-judicial hearings shall be conducted in accordance with the principles of due process, and the Town Attorney shall advise the Town Council in this regard.

#### **6.11 INFORMATION ITEMS**

Mayor and council members may present or discuss information items only if the specific matter is listed on the posted Agenda under "Discussion Items".

#### **6.12 ADJOURNMENT**

The meeting is adjourned by a motion to adjourn, a second and an affirmative vote of the majority.

#### **6.13 RECESS/BREAK**

The Presiding Officer may, or a member of council may call a recess/break if necessary during the course of a Public Meeting.

### **SECTION 7. AGENDA PREPARATION**

#### **7.1 AGENDA ITEM SUBMITTALS: REGULAR/SPECIAL/WORK SESSION**

Items may be placed on the Agenda for Town Council discussion and possible action by (i) the Mayor acting through the Town Manager, two Members of Council acting through the Town Manager or (iii) the Town Manager.

### **7.2 AGENDA ITEM SUBMITTALS FOR TOWN COUNCIL EXECUTIVE SESSIONS**

Items may be placed on the Agenda for Council Executive Session discussion if in compliance with the Town Code and applicable State Statutes by the following process:

- A. Items may be placed on an Agenda for Executive Session discussion by (i) the Mayor acting through the Town Manager, (ii) two council members acting through the Town Manager or (iii) the Town Manager.
- B. The Town Attorney shall review all items submitted for Executive Session discussion, prior to placement on the Agenda, to ensure that the item is legally permissible to be discussed in Executive Session, pursuant to Arizona Revised Statute. § 38-431.03. If permissible, the Town Clerk shall place notice of such Executive Session discussion on the Agenda.

### **7.3 COUNCIL PACKETS**

Town Council packets contain the Agenda, unapproved Minutes of previous Town Council Meetings, Town Council communications and any ordinances, agreements or resolutions to be acted upon including documentation that may be attached to support items contained on a Town Council Agenda for all noticed meetings of the Town Council.

Full Packets for ALL noticed Town Council Meetings (except Executive Session documentation) are made available to council members by the Town Clerk's Office. Every effort will be made to distribute full packets by the Thursday prior to each Regular Town Council Meeting and not less than 24 hours prior to any Special Town Council Meeting.

## **SECTION 8. PROCEDURES FOR CONDUCTING THE MEETING**

### **8.1 CALL TO ORDER**

All meetings of the Town Council shall be called to order by the Presiding Officer, (the Mayor or in his/her absence, the Vice-Mayor).

### **8.2 PARTICIPATION OF PRESIDING OFFICER**

The Presiding Officer may move, second, debate and vote from the Chair, subject only to such limitations of debate as are imposed on all council members, and he/she shall not be deprived of any of the rights and privileges of a council member by reason of his/her acting as Presiding Officer. However, the Presiding Officer is primarily responsible for the conduct of the meeting.

### **8.3 QUESTION TO BE STATED**

The Presiding Officer shall verbally restate each question immediately prior to calling for discussion and/or the vote. Following the vote, the Presiding Officer shall verbally announce whether the question was carried or was defeated. The Presiding Officer may also publicly state the effect of the vote for the benefit of the audience before proceeding to the next item of business.

#### **8.4 MAINTENANCE OF ORDER**

The Presiding Officer is responsible for the maintenance of order and decorum at all times. No person is allowed to speak unless they have first been recognized by the Presiding Officer. All questions and remarks shall be addressed to the Presiding Officer.

### **SECTION 9. RULES/DECORUM/ORDER**

#### **9.1 POINTS OF ORDER**

The Presiding Officer shall, after consultation with the Parliamentarian, determine all Points of Order, subject to the right of any council member to appeal to the entire Town Council. If any appeal is taken, the question (motion) shall be: "Shall the decision of the Presiding Officer be sustained?" In which event, following a second, a majority vote shall govern, and conclusively determine such question of order.

#### **9.2 ORDER AND DECORUM**

##### **A. Council Members:**

1. Any council member desiring to speak shall address the Presiding Officer and, upon recognition by the Presiding Officer, may speak. The Presiding Officer shall not unreasonably withhold such recognition; however, the Presiding Officer may choose to not recognize similar or repetitive discussions or motions which would delay the meeting.
2. When two or more council members wish to speak, the Presiding Officer shall determine the order of speaking and recognize the first speaker.
3. While a council member is speaking, no other council member shall interrupt except to make a point of order or point of personal privilege.
4. When a motion is made and seconded, the Presiding Officer shall ensure that the debate is confined to the motion.
5. The Town Council may agree to limit debate on any matter before it. A limit may be formalized by a majority vote of the Town Council, or the Presiding Officer, with the consensus of a majority of the Town Council, may announce time limits on any Agenda item.
6. Any council member may call for a previous question on any issues under debate. The call for previous question must receive a second and then receive at least a two-thirds vote. Passage of a motion to address the



previous question terminates all debate on the original motion. The Town Council shall immediately vote on such motion.

7. The Town Council will not tolerate harassment, personal attacks or discrimination against each other or by members of appointed Boards, Commissions or Committees. No one should be subject to un-welcomed verbal or physical conduct that shows hostility based upon gender, race, ethnicity, sexual orientation, religion, age, disability or national origin. Any Town Council appointee who violates this provision will be subject to removal.
  8. If a council member acts in violation of these rules, the Presiding Officer shall, or any council member may, call that council member to order. The council member so called shall immediately cease speaking, but may appeal to the Town Council. The Town Council shall decide the appeal without debate. If the appeal is granted, such council member may continue speaking on the matter. If the appeal is denied, such council member shall remain silent on the matter. Any council member acting in violation of these rules is subject to censure or other punishment as the Town Council, by a three quarters vote of the other council members present, deems just and proper under the law.
- B. Employees: Members of the administrative staff and employees of the Town shall observe the same rules of procedure and decorum applied to members of the Town Council. The Town Manager shall ensure that all Town employees observe such decorum. Any staff members, including the Town Manager, desiring to address the Town Council or members of the public shall first be recognized by the Presiding Officer.
- C. Public: Members of the public attending the Town Council Meetings shall observe the same rules of order and decorum applicable to the Town Council. Unauthorized remarks or demonstrations from the audience, such as applause, stamping of feet, whistles, boos, yells, and/or other demonstrations shall not be permitted. The Presiding Officer may, after issuing a verbal warning to persons causing such disturbances, direct a police officer to remove such offender/s from the meeting.

### **9.3 ENFORCEMENT OF DECORUM**

Proper decorum is to be maintained during all meetings by the Town Council, staff and guests. It is the responsibility of the Mayor or other person acting as Presiding Officer of the meeting to ensure compliance with this Policy. A police officer may be directed by the Mayor or Presiding Officer to remove from the meeting, after a verbal warning, any person whose conduct is disorderly or disruptive.

### **9.4 PROCEDURES IN ABSENCE OF RULES**

In the absence of a rule herein to govern a point or procedure, Robert's Rules of Order, Newly Revised, shall be used as a guide.

**9.5 RULINGS OF PRESIDING OFFICER ARE FINAL, UNLESS OVERRULED**

In presiding over Town Council Meetings, the Presiding Officer shall decide all questions of interpretation of these rules, points of order, or other questions of procedure requiring rulings. In making such determinations, the Presiding Officer may solicit the opinion of the Town Attorney, or other such person serving as the Parliamentarian of the Town Council.

**9.6 APPEAL THE RULING OF THE PRESIDING OFFICER**

Any procedural decision or ruling of the Presiding Officer shall be final. However, immediately following the Presiding Officer's ruling, a motion and second to appeal the ruling can be made and the ruling can be overridden or suspended by a majority vote of the council members present and voting. If not appealed, the Presiding Officer's ruling shall be binding and legally effective for purposes of the matter under consideration.

**SECTION 10. ADDRESSING THE COUNCIL**

**10.1 PERSONS AUTHORIZED TO APPROACH COUNCIL DAIS AREA**

During a Town Council Meeting, no person except Town Officials shall be permitted within the area in front of the Town Council dais without the invitation or consent of the Presiding Officer.

**10.2 MANNER OF ADDRESSING THE COUNCIL**

- A. Any member of the public desiring to address the Town Council shall proceed to the podium after having been recognized by the Presiding Officer. There shall be no loud vocalization (shouting or calling out) from the seating area of the Council Chamber. At the podium, he/she shall clearly state his//her name for the record.
  
- B. Within 48-hours advance notice, special assistance can be provided for any individual with a qualified disability. Please call the ADA Coordinator to request an accommodation to participate in this Public Meeting.

**10.3 ADDRESSING THE COUNCIL AFTER MOTION IS MADE**

After the motion has been made, or after a Public Hearing has been closed, public comment shall not be allowed without a request from a council member or the Presiding Officer.

**10.4 LIMITATION REGARDING ~~PUBLIC COMMENT AND REPORTS~~ CALL TO THE PUBLIC**

The making of oral communications to the Town Council by any member of the public during the "Call to the Public" or under an action item, shall be subject to the following limitations:

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- A. The Presiding Officer may limit the number of speakers heard on Non-Agenda topics at any single meeting to allow the meeting to proceed and end in a timely manner.
- B. If it appears that several speakers desire to speak regarding a single topic, the Presiding Officer may limit the number of speakers.
- C. Oral communications during the Town Council Meeting may not be used to lodge charges or complaints against any employee of the Town, regardless of whether such employee is identified in the presentation by name or by any other reference that tends to identify him/her. Any such charges or complaints against employees shall be submitted during normal business hours to the Town Manager for appropriate action.
- D. By policy, the Town Council will refrain from commenting on the remarks given during "~~Public Comment~~Call to the Public" but at the conclusion of Call to the Public may respond to criticism, ask staff to study the matter, or direct staff to prepare a discussion or action agenda item at a future Town Council meeting.

## **SECTION 11. MOTIONS**

### **11.1 PROCESSING OF MOTIONS**

- A. When a motion is made and seconded, it shall be stated by the Presiding Officer before debate.
- B. The maker has the right to modify his/her motion as he/she pleases, or to withdraw it entirely. If the motion is modified, the member who has seconded it has the right to withdraw his/her second.
- C. If a modification to a motion made by another council member is accepted by the maker of the motion, then the council member who seconded the unmodified motion shall be requested to reaffirm his/her second after modification. If the council member refuses to reaffirm his/her second, the second is presumed made by the suggestor of the modification.
- D. In the case of a tie in votes on any motion, the motion shall be considered lost.

### **11.2 DIVISION OF QUESTION**

If the question contains two or more propositions that could be divided, the Presiding Officer may, upon the request of a council member, divide the propositions into separate question.

### **11.3 PRECEDENCE OF MOTIONS**

When a motion is before the Town Council, no motion shall be entertained except the following, which shall have precedence in the following order:

- A. Fix the time to adjourn

- B. Adjourn
- C. Recess
- D. Raise a question of Privilege
- E. Table (temporarily)
- F. Move the Previous Question
- G. Close, limit or extend discussion
- H. Continue to a certain time and date
- I. Commit (Refer or remand to a Committee)
- J. Amend
- K. Table/Postpone Indefinitely
- L. Main Motion

#### **11.4 MOTION TO POSTPONE INDEFINITELY**

A motion to postpone indefinitely is used to dismiss an item on the Agenda. This motion is debatable, and because it can be applied only to the main question, it can, therefore, only be made while the main question is immediately pending (a motion and second is on the floor). This motion is commonly used to postpone an item until a more appropriate time.

#### **11.5 MOTION TO TABLE**

A motion to table enables the Town Council to lay the pending question aside temporarily when something else of immediate urgency has arisen, in such a way that there is no set time for taking the matter up again. A motion to table shall be used to temporarily by-pass the subject. A motion to table shall be undebatable and shall preclude all amendments or debate of the subject under consideration. If the motion shall prevail, the matter may be “taken from the table” at any time prior to the end of the next Regular Meeting; provided, however, that such item is included on the duly posted Agenda of the Town Council.

#### **11.6 MOTION TO CLOSE, LIMIT OR EXTEND DISCUSSION**

Such a motion shall be used to limit or close debate on, or further amend the main motion. This is referred to as “Call For The Question” and is the motion used to cut off debate and to bring the group to an immediate vote on the pending motion. It requires a two-thirds vote. The vote on a motion to call for the question to terminate discussion shall be by roll call. If the motion fails, debate shall be reopened; if the motion passes, a vote shall be taken on the main motion.

#### **11.7 MOTION TO AMEND**

- A. A Motion to Amend shall be debatable only as to the amendment. A Motion to Amend an amendment shall be in order, but a Motion to Amend an amendment to the amendment shall not be in order.
  
- B. An amendment modifying the intention of a motion shall be in order, but an amendment relating to a different matter shall not be in order.

C. A substitute motion on the same subject shall be acceptable and shall be voted on before a vote on the amendment.

D. Amendments shall be voted on first, then the main motion as amended.

### **11.8 MOTION TO CONTINUE**

Motions to Continue to a definite time shall be amendable and debatable only as to propriety of postponement and the time set.

## **SECTION 12. VOTING PROCEDURE**

### **12.1 CASTING A VOTE**

A. In acting upon every motion, the vote shall be taken by casting an aye/nay vote by voice, roll call or any other method as determined by the Presiding Officer from which the vote of each council member can be clearly ascertained.

B. If a council member has declared a Conflict of Interest he/she must abstain during the roll call vote.

C. If the roll call method of voting is used, the Town Clerk shall call the names of all members with the Presiding Officer called last. Council members shall respond "Aye" or "Nay". It shall be out of order for members to explain their vote during the roll call. Comments should be made during the discussion. There shall be no additional debate or speaking on the subject after the vote is taken.

### **12.2 FAILURE TO VOTE**

All members of the Town Council in attendance at a duly called meeting that requires formal Town Council action are required to vote, unless the issue involves the conduct of that council member or a matter upon which that council member has declared a conflict of interest. In all other cases, a failure to vote shall be entered in the Minutes as an affirmative vote.

### **12.3 RECONSIDERATION**

Any council member who voted with the majority may move for reconsideration of any action at the same or the next available Town Council Meeting. After a motion for reconsideration has once been acted upon, no other motion for reconsideration thereof shall be made without the unanimous consent of the Town Council.

### **12.4 TIE VOTES**

On a tie vote, a motion requiring a majority vote for adoption is a lost motion. When all council members are present, a tie vote on whether to grant an appeal from official action shall be considered a denial of such appeal, unless Town Council takes other action to further consider the matter.

## **SECTION 13. CONFLICT OF INTEREST**

### **13.1 INTRODUCTION**

Occasionally, a council member may find himself/herself in a situation which requires that council member abstain ~~from participating and in~~ voting on a matter before the Town Council. This situation exists when the council member has a “conflict of interest” as defined by the Arizona Conflict of Interest Law. This law establishes minimum standards for the conduct of public officers and employees who, in their official capacity, are, or may become involved with, a decision which might unduly affect their personal interests or those of their close relatives.

### **13.2 PURPOSE OF CONFLICT OF INTEREST LAWS**

The purpose of Arizona’s Conflict of Interest Law is to prevent self-dealing by public officials and to remove or limit any improper influence, direct or indirect, which might bear on an official’s decision, as well as to discourage deliberate dishonesty.

### **13.3 APPLICABILITY OF THE ARIZONA CONFLICT OF INTEREST LAW**

The Arizona Conflict of Interest Law, as now set forth or as amended in the future, applies to all actions taken by council members.

### **13.4 DISCLOSURE OF INTEREST**

Any council member who may have a conflict of interest ~~should~~ may seek the opinion of the Town Attorney as to whether a conflict exists under the State law but final opinions shall be filed with the Town Clerk. Any council member who has a Conflict of Interest in any decision must disclose that interest, and declare the existence of the conflict. Minutes containing Conflict of Interest disclosures will be on file in the Clerk’s Office. The Town Clerk shall maintain for public inspection all documents necessary to memorialize all disclosures of a Conflict of Interest by a council member.

### **13.5 RULE OF IMPOSSIBILITY**

In the unlikely situation the majority of council members have a conflict of interest and the Town Council is unable to act in its official capacity, members may participate in the Town Council’s decision after making known their conflicts of interest in the official records.

### **13.6 IMPROPER USE OF OFFICE FOR PERSONAL GAIN**

Public officers and employees are prohibited from using or attempting to use their official positions to secure valuable things or benefits for themselves, unless such benefits are part of the compensation they would normally be entitled to for performing their duties.

### **13.7 SANCTIONS FOR VIOLATIONS**

Violations of the conflict of interest provisions set forth herein shall be punished as provided for in state law.

### **13.8 NON-STATUTORY CONFLICTS OF INTEREST**

Occasionally, a council member may feel that he/she should ethically refrain from participation in a decision even though the circumstances may not amount to a conflict

of interest under the state law described above. It is the policy of the Town Council to encourage council members to adhere to strongly held ethical values which are exercised in good faith. However, Council encourages participation in the decision making process unless the matter involves the council member's personal conduct or a conflict of interest set forth by Statute. **Therefore, failure to vote on a matter for any reason other than a conflict of interest under state law shall be considered a vote in favor of such matter.**

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#### **SECTION 14. ELECTION OF VICE MAYOR**

The Town Council shall designate one of its members as Vice-Mayor who shall serve in such capacity for a four-year term at the pleasure of the Town Council. The Vice-Mayor shall perform the duties of the Mayor during the absence or disability of the Mayor.

#### **SECTION 15. BOARDS, COMMISSIONS AND COMMITTEES**

The Town Council may create such boards, commissions and committees as it deems necessary to assist in the conduct of the operation of Town government.

##### **15.1 REGULARLY SCHEDULED OR UNSCHEDULED BOARDS, COMMISSIONS AND COMMITTEES**

A. All boards, commissions and committees of the Town shall be classified as a regularly scheduled or unscheduled boards, commissions and committees. Regularly scheduled boards, commissions and committees are those that meet on a regularly scheduled basis or may be quasi-judicial in nature. Unscheduled boards, commissions and committees meet on an as called basis.

B. Regularly scheduled boards, commissions and committees include:

1. Art and Culture Commission
2. Historic District Advisory Commission
3. Library Advisory Board
4. Parks and Recreation Advisory Board
5. Planning and Zoning Commission

C. Unscheduled boards, commissions and committees:

1. Board of Adjustment

D. Other separate legal entities that also address the needs of the Town, including:

1. Industrial Development Authority
- ~~2.~~ **Community Facilities District Boards**

- E. Any board, commission or committee created shall cease to exist (i) upon the accomplishment of the special purpose for which it was created (ii) when abolished by a majority vote of the Town Council or (iii) as dictated by the Town Code.

#### **15.2 RECOMMENDATIONS FOR APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES**

- A. The Mayor may appoint an appointing committee. This appointing committee shall be made up of three members (from members of the council or appropriate board/commission). The Mayor may appoint himself/herself to this committee. If no such committee is appointed, the entire Town Council shall conduct interviews and appoint citizens to the various boards, commissions and committees.
- B. The purpose of this appointing committee is to interview applicants and recommend to the Town Council possible candidates as described in 15.3.

#### **15.3 SELECTION OF BOARD, COMMISSION OR COMMITTEE MEMBERS**

- A. A call for applications to fill vacant seats to boards, commissions and committees shall be duly published for at least one week via newspaper advertising, website and other means as available to the Town.
- B. Individuals applying for boards, commissions or committees must fill out and submit the Town application form to the Town Clerk by the published deadline. The Town Clerk will forward the applications to the appropriate staff liaison.
- C. The Town Clerk will review the applications and prepare support materials for the Appointing Committee. Staff will schedule an appropriate time for an open meeting in order that the committee may interview in person, or via telephone, applicants for the open seat(s) to any Town board, commission or committee.
- D. After review and consideration, the appointing committee members shall announce a recommendation and prepare a memorandum recommending candidates to fill the vacancies. This memorandum shall include copies of all the applications received.
- E. The Town Clerk shall prepare an Agenda item for the next appropriate Town Council Meeting after the appointing committee has announced its recommendation(s) to fill open board, commission or committee seat(s).
- F. The Town Clerk will notify the appointees in writing as to their appointment and the next meeting date of the new member's board, commission or committee scheduled meeting. Included in this notification is any official literature, agendas, minutes or other materials specific to the committee, board, or commission appointment.



#### **15.4 QUALIFICATIONS FOR APPOINTMENTS; EMPLOYEES OR APPOINTED OFFICERS AS MEMBERS**

- A. All members of boards, commissions and committees shall meet the following minimum qualifications upon their appointment to any board, commission or committee. Each member must be:
  - 1. Eighteen years of age or older, except for members appointed to any board, commission or committee seats designated by Town Council for youth representation.
  - 2. A registered voter, except those under 18 years of age.
- B. Town employees or appointed officers shall not be eligible for appointment to any boards, commissions, and committees but may be requested to provide staff support thereto.

#### **15.5 TERMS, VACANCIES, REMOVAL**

- A. All members of unscheduled boards, commissions and committees shall serve a term of up to three years, or until the board, commission or committee is dissolved, unless terms are specifically designated by Town Council action, Town Code or Arizona Revised Statutes.
- B. For boards, commissions and committees having five (5) members or less, the terms of office shall be staggered so that no more than two (2) terms shall expire in any single year when possible; provided, however, that no staggering of terms shall be required for any board, commission or committee that will be in existence for a single term.
- C. For those boards, commissions and committees having more than five (5) members but less than eight (8) members, the terms of office shall be staggered so that no more than three (3) terms shall expire in any single year when possible; provided, however, that no staggering of terms shall be required for any board, commission or committee that will be in existence for a single term.
- D. A vacancy on a board, commission or committee shall be deemed to have occurred upon the following:
  - 1. Death or resignation of a member of a board, commission or committee.
  - 2. A member ceasing to be a Florence resident unless the Town Council has provided that such member may be a non-resident.
  - 3. Three consecutive unexcused absences by a member from board, commission or committee meetings.
  - 4. Convictions of a felony or an offense involving a violation of his official duties.

- E. Whenever a vacancy has occurred on one board, commission or committee, the Subcommittee for Board, Commission and Committee Appointments shall meet to recommend a candidate to complete the remainder of the term. Procedures described in 15.3 above will be used to generate applicants interview applicants, and make a recommendation.
- F. An incumbent member of a board, commission or committee seeking reappointment shall submit a new application under the provisions set forth in Section 15.3 above and shall be considered for appointment by the Town Council in the same manner as all other applicants for such position.

#### **15.6 ALTERNATES**

The Town Council may appoint alternates to serve on boards, commissions and committees in the event of vacancy. Such alternates may attend meetings of the board, commission or committee but shall not participate until such time as a vacancy has occurred and the alternate has filled such vacancy. If the Town Council appoints more than one alternate for a particular board, commission or committee, the Town Council shall designate the alternates as first alternate, second alternate and so on such that immediately upon a vacancy occurring in a board, commission or committee, the first alternate shall fill such vacancy without the need for further Town Council action.

#### **15.7 APPLICABILITY OF THE ARIZONA OPEN MEETING LAW**

All boards, commissions and committees are subject to the Arizona Open Meeting Law.

#### **15.8 RESIDENCY REQUIREMENTS**

Members shall be residents of the Town of Florence. All members shall be bona fide residents of the municipality, unless a motion, resolution or ordinance creating a board, commission or committee specifies otherwise, and shall serve without pay or compensation, except that a member shall be reimbursed for his actual and necessary expenses incurred in the performance of this official duties, provided that such expenses are approved by the Council prior to being incurred.

#### **SECTION 16. COUNCIL BUDGET, EXPENSES AND TRAVEL**

- A. Council members shall adhere to the adopted Town of Florence travel policy except as otherwise set forth herein.
- B. The Town Council shall adopt, as part of the annual budget, specific travel budget amounts for each council member. The Town Council may also establish a fund from which an individual member may draw additional travel funds upon approval of the Town Council acting upon an item listed upon a duly published agenda and taking place an Open Public Meeting

#### **SECTION 17. CODE OF ETHICS**

Council/Board/Commission members shall conduct themselves so as to bring credit upon the Town as a whole, and to set an example of good ethical conduct for all citizens of the community. Council members should constantly bear in mind these

responsibilities to the entire electorate, and refrain from actions benefiting any individual or special interest group at the expense of the Town as a whole.

Council members should likewise do everything in their power to ensure impartial application to the law to all citizens, and equal treatment of each citizen before the law, without regard to race, religion, national origin, sex, social standing or economic position. This Code assures public confidence in the integrity of local government and its effective and fair operations, and therefore the members will:

- A. Act in the Public Interest. Recognizing that stewardship of the public interest must be their primary concern. Members will work for the common good of the people of the Town of Florence and not for any private or personal interest, and they will assure fair and equal treatment of all persons, claims and transactions coming before the Town Council, commissions, boards and committees.
- B. Comply with the Law. Members will comply with the laws of the nation, the State of Arizona and the Town of Florence in the performance of their public duties. These laws include, but are not limited to, the United States and Arizona Constitutions, the Florence Town Code and Policies, laws pertaining to conflicts of interest, election campaigns, financial disclosure and the Public Open Meeting Law.
- C. Conduct of Members. The professional and personal conduct of members must be above reproach and avoid even the appearance of impropriety. Members will refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of other members of the Council, commissions, boards, committees, staff and the public.
- D. Respect for Process. Members will perform their duties in accordance with the processes and rules of order established by the Town Council and commissions, boards and committees governing the deliberation of public policy issues, meaningful involvement of the public in public hearings, and implementation of policy decisions of the Town Council by Town staff.
- E. Conduct of Public Meetings. Members will prepare themselves for public issues, listen courteously and attentively to all public discussions before the body, and focus on the business at hand. They will refrain from interrupting other speakers, making personal comments not germane to the business of the body, or otherwise interfering with the orderly conduct of business.
- F. Decisions Based on Merit. Members will base their decisions on the merits and substance of the matter at hand, rather than on unrelated considerations.
- G. Communication. Members will publicly share substantive information that is relevant to a matter under consideration by the council, commissions, boards or

committees, which they may have received from sources outside of the public decision-making body.

- H. Conflict of Interest. In order to assure their independence and impartiality on behalf of the common good, members will not use their official positions to influence government decisions in which they have a material financial interest or a relationship that may give the appearance of a conflict of interest.

In accordance with the law, members shall disclose investments, interests in real property, sources of income, and gifts; and they shall abstain from participating in deliberations and decision making when conflicts may exist.

Members will abstain from participating in deliberations and decision-making where conflicts may exist as defined under Arizona Statutes. **Members should discuss any issues of conflict of interest with the Town Attorney.**

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- I. Gifts and Favors. Members will not take any special advantage of services or opportunities for personal gain, by virtue of their public office, which is not available to the public in general. They will refrain from accepting any gifts, favors or promises of future benefits that might compromise their independence of judgment or action or give the appearance of being compromised.
- J. Confidential Information. Members will respect the confidentiality of information concerning the property, personnel or affairs of the Town. They will not disclose confidential information without proper legal authorization or Council majority approval. They will not use such information to advance their personal, financial or other private interests.
- K. Use of Public Resources. Members will not use public resources unavailable to the public in general, such as Town staff time, equipment, supplies or facilities for private gain or personal purposes.
- L. Representation of Private Interests. In keeping with their role as stewards of the public interest, council members will not appear on behalf of private interests of third parties before the Council or any commission, board or committee or proceeding of the Town, nor will members of commissions, boards and committees appear before their own bodies or before the Council on behalf of the private interests of third parties on matters related to the areas of service of their bodies.
- M. Advocacy. Members will represent the official policies or positions of the Town Council, commissions, boards or committees to the best of their ability when designated as delegates for this purpose. When presenting their individual opinions and positions, members will explicitly state they do not represent the Town of FLORENCE, nor will they infer that they do.

- N. Policy Role of Members. Members will respect and adhere to the Council-Manager structure of government as outlined in the FLORENCE Town Code. In this structure, the Town Council determines the policies of the Town with the advice, information and analysis provided by the public, commissions, boards, committees and staff. Except as provided by the FLORENCE Town Code, members therefore will not interfere with the administrative functions of the Town or the professional duties of Town staff, nor will they impair the ability of staff to implement Council policy decisions.
- O. Independence of Commission, Boards and Committees. Because of the value of the independent advice of commissions, boards, and committees to the public decision-making process, council members will refrain from using their position to unduly influence the deliberations or outcomes of commission, board and committee proceedings.
- P. Positive Work Place Environment. Members will support the maintenance of a positive and constructive work place environment for Town employees and for citizens and businesses dealing with the Town. Members will recognize that their special role dealing with Town employees is not to create the perception of inappropriate direction to staff.
- Q. Public Speaking. The Members of Council shall declare they are speaking as a council member, but it is their individual opinion, and may or may not be the opinion of the majority Council.
- R. Implementation. As an expression of the standards of conduct for members expected by the Town, the FLORENCE Code of Ethics is intended to be self-enforcing. It therefore becomes most effective when members are thoroughly familiar with it and embrace its provisions.

Members entering office shall sign a statement affirming they read and understood the Town of Florence Code of Ethics. In addition, the Code of Ethics shall be ~~annually~~ regularly reviewed by the Town Council, boards and commissions, and the Town Council shall consider recommendations from boards and commissions and update as necessary.

- S. For this reason, ethical standards will be included in the regular orientations for candidates for Town Council, applicants to boards, commissions and committees, and newly elected and appointed officials.

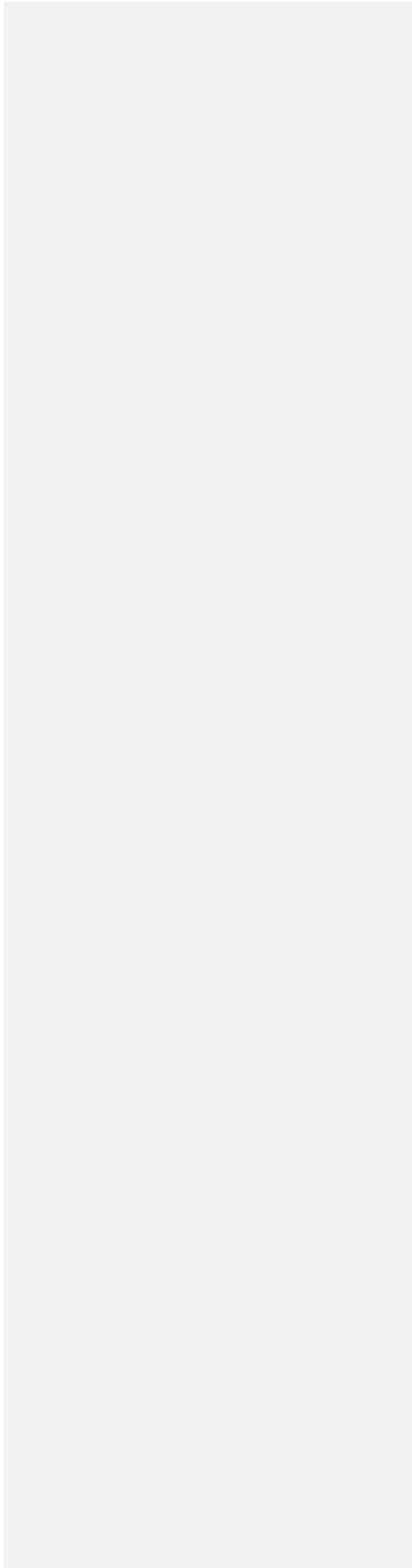
### **17.1 COMPLIANCE AND ENFORCEMENT**

This standard of conduct is expected for members of the FLORENCE Town Council, commissions, boards, and committees. Members themselves have the primary responsibility to assure that standards are understood and met, and that the public can continue to have full confidence in the integrity of government.

The chairs of commissions, boards, and committees and the Mayor have the additional responsibility to intervene when actions of members that appear to be in violation of this resolution are brought to their attention. They will find out more details about the alleged conduct and present the Town Council with a memo detailing the findings. Any Town council member may then ask that the item be placed on the Council agenda.

The Town Council may impose sanctions on members whose conduct does not comply with the Town's standards, such as reprimand, formal censure, loss of seniority or committee assignment, or budget restrictions.

A violation of this resolution will not be considered a basis for challenging the validity of Council, commission, board, committee decisions, or removal.





### **Model of Excellence Member Statement**

As a member of the Florence Town Council or of a Florence board or commission, I agree to uphold the Code of Ethics for elected and appointed officials adopted by the Town and conduct myself by the following model of excellence. I will:

Recognize the worth of individual member and appreciate their individual talents, perspectives and contributions;

Help create an atmosphere of respect and civility where individual members, Town staff and the public are free to express their ideas and work to their full potential;

Conduct my personal and public affairs with honesty, integrity, fairness and respect for others;

Respect the dignity and privacy of individuals and organizations;

Keep the common good as my highest purpose and focus on achieving constructive solutions for the public benefit;

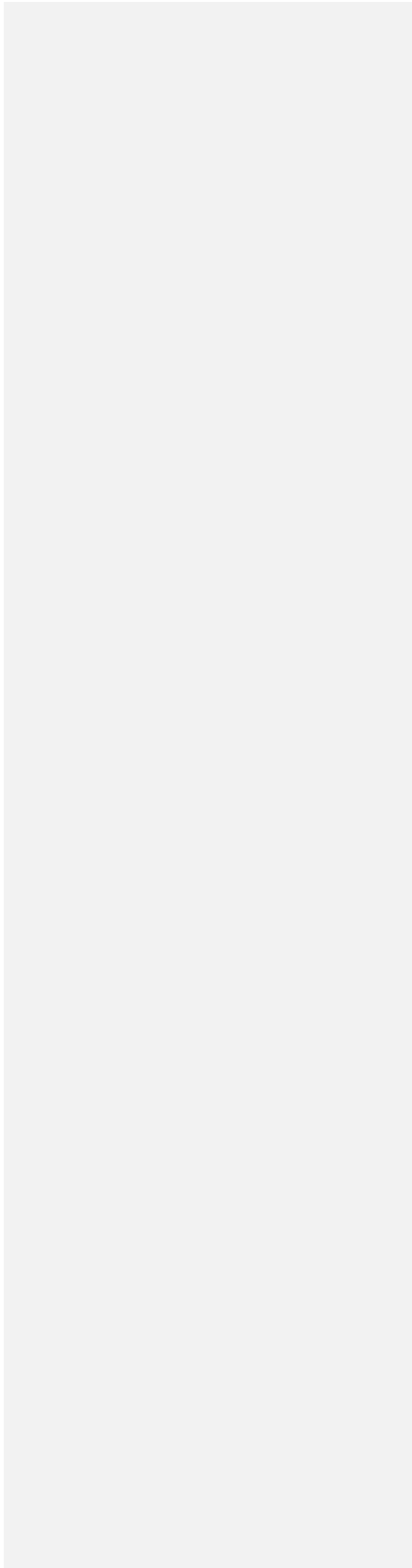
Avoid and discourage conduct which is divisive or harmful to the best interest of Florence;

Treat all people with whom I come in contact in the way I wish to be treated;

I affirm that I have read and understood the Town of Florence Code of Ethics.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date





**Speakers Request Form  
For  
Public Comment  
Call to the Public**

Meeting Date: \_\_\_\_\_ Topic: \_\_\_\_\_

Full Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
(Please Print)

Physical Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

I am a spokesperson for: \_\_\_\_\_  
(self, business, religious group, non-profit, govt. agency)

TITLE: \_\_\_\_\_

I am representing (Number of people) \_\_\_\_\_

- I wish to address the Council:
- Elected Official
  - In Favor of the Topic
  - Opposed to the Topic

-----  
(Tear here: keep information below for reference)

**Please give this form to the Town Clerk. Forms may be submitted at any time before or during the meeting.**

How to address the Council:

- Must speak directly about an item on the agenda.
- The Mayor or Presiding Officer will call your name when it is your turn to speak.
- Citizens must limit comments to 3 minutes\*.
- Groups wishing to speak should elect a spokesperson to represent the views of the group.
- The Mayor may limit the number of speakers heard on non-agenda topics at any single meeting to allow the meeting to proceed and end in a timely manner.

**\* Prior approval is required for presentations longer than Three minutes.**



<b>City</b>	<b># of physical posting locations</b>
Apache Junction	3
Benson	3
Buckeye	3 (but only on web in near future)
Bullhead City	3
Camp Verde	2
Chandler	1 - in front of City Hall
El Mirage	1 - in front of City Hall
Flagstaff	4 (2 are near Town Hall)
Florence	2 official locations - Website
Fountain Hills	2
Glendale	1
	agendas - 1 (and one unofficial remote location),
Goodyear	ordinances under ARS 9-813 - 3
Mesa	1
Paradise Valley	2
Peoria	0 - only post to the web
Prescott	2 - one inside City Hall and one outside
Prescott Valley	3
Quartzsite	3 - but only meeting notices, agenda on website
Star Valley	3
Tempe	1
Tollesin	1
Wickenburg	3
Yuma	1 - in front of City Hall

# MEMORANDUM

To: Mayor and Town Council  
From: Lisa Garcia, Interim Town Manager  
Copy: Department Heads  
Date: September 19, 2015  
Re: Bi-Weekly Update

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## **Budget Calendar**

A revised budget calendar will be provided to Council at the next meeting. The Council Capital Improvement Plan (CIP) meeting is being moved because all seven members need to be involved in the process. I will call to check the Council's calendars to ensure all seven members of Council will be available to meet. It is important that we do not let too much time lapse between the originally scheduled meetings.

## **Cuen Building**

The Mayor and Council awarded the bid to acquire the Cuen building to the Happy Adobe owner, Mr. Stephen T. Smallidge, on April 6, 2015. Town staff titled and transferred the building to Mr. Smallidge on May 13, 2015. Deed restrictions pertaining to the first phase of the ultimate restoration (the stabilization phase) require that the property owner stabilize the subject building within 100 days from the turnover date (May 13, 2015). Stabilization was defined in the deed restrictions and all work requires appropriate plans, permits and Town approvals. The 100<sup>th</sup> day from recordation of the title was August 14, 2015.

Mr. Smallidge obtained Design Review approval for his planned restoration work on the Cuen building from the Historic District Advisory Commission (HDAC) on July 22, 2015. Though some minor clean up work has occurred on the subject building, as of the date of this report, permits for the project have not been issued by the Town of Florence. If work is not started by September 28, 2015, an agenda item will be added to the October 5, 2015 meeting, requesting consideration of a 60-90 day extension on the required Phase One stabilization.

Provisions of the title provide for 30-day extensions at the sole discretion of the Town. The Town Manager's Office, by its silence, has provided that 30-day extension (August 14, 2015 – September 14, 2015). It is the goal of the Town to work with Mr. Smallidge and to see the Cuen building rehabilitated. As such, staff is in favor of providing additional time for Mr. Smallidge to obtain all necessary approvals and to complete the Phase One work. As noted in the deed restrictions, the owner will then need to complete the full restoration making the building ready for occupancy.

## **Community Facilities District Sessions**

CFD Work Session: A work session has been scheduled at the Parkside Community Room on October 13, 2015 (tentatively scheduled) and Sun City ballroom on October 26, 2015 (both are from 6:00 p.m. to 8:00 p.m.) to share Community Facility District information with the residents. Staff is working with Pulte, Town Bond Counsel, and the CFD District

Attorney on the presentation. There will be a question and answer period after each session to address public questions.

### **Dates to Remember**

September 14, 2015	39 people took part in the training provided by Lance Decker. Those in attendance received a copy of the Lance Decker book titled "Over My Dead Body". Five copies of the book are housed at the library and available for checkout.
September 23, 2015	Public Forum on CIP, at 9:00 am and 5:00 pm in the Council Chambers
September 28, 2015	Council CIP Meeting cancelled; new date to be announced
October 5, 2015	Regular Town Council Meeting
October 13, 2015	Community Facilities District (CFD) Work Session, at Anthem Parkside: from 6:00 pm to 8:00 pm
October 16, 2015	Town of Florence will host Pinal County Educational Service Agency and Mary C. O'Brien to celebrate the success of the 2014-2015 project based learning unit on building a library. The celebration will take place in the Florence Library and Community Center from 9:00 am to 10:30 am. If you have time, please stop by and see the projects that will be displayed. Council who participated in the project were Mayor Rankin, Councilmember Woolridge and Councilmember Guilin. If you would like to participate in the celebration event or the 2015/2016 project, please contact me.
October 19, 2015	Regular Town Council Meeting
October 26, 2015	CFD Work Session Anthem Sun City from 6:00 pm to 8:00 pm
November 2, 2015	Work Session on Budget

### **Incorporation**

I attended a meeting hosted by Representative Doug Coleman in reference to "Incorporation of Cities" on September 9, 2015. Managers and Assistant Managers from Florence, Queen Creek, Apache Junction, and Mesa were invited to attend as well as representatives for the incorporation of San Tan Valley area.

As part of the meeting, agencies discussed how the community felt about incorporation. The last time the Florence Town Council held a meeting regarding incorporation was May 2010. At that meeting in May 2010, Town Council adopted an ordinance that did not support San Tan Valley's ability to incorporate. At that time, the areas consisted of approximately 40 square miles, or 25,325 acres. Its boundaries were bordered by Queen Creek Road to the north, Arizona Farms Road to the south, Sierra Vista Drive (Christensen Road alignment) to the east and Thompson Road (Crismon Road alignment) to the west. The population was noted as approximately 80,000 people. The financial impact estimated at nearly one million dollars, as indicated below.

**IMPACT OF SAN TAN VALLEY INCORPORATION TO FLORENCE BASED ON 80,000 POPULATION**

	<b>JULY 1, 2009 EST.</b>	<b>2005 URS POP</b>	<b>VLT</b>	<b>HURF</b>	<b>SALES</b>	<b>INCOME</b>	<b>TOTAL</b>	<b>DIF</b>
Florence	25,794	20,530	\$1,277,679	\$1,708,810	\$1,540,208	\$1,997,942	\$6,524,639	
			\$ 789,955	\$1,298,822	\$1,515,299	\$1,965,656	\$5,569,732	\$(954,907)

Since 2010, Assistant Town Manager Jess Knudson has been involved in incorporation meetings. It is important to the Town of Florence that we understand exactly how the Town of Florence will be impacted by the possible incorporation of San Tan Valley. Many meetings have continued to occur since 2010. The Town has been a voice for all communities in Pinal County that will be impacted by incorporation. The Town has been focused on area size, population, fiscal impacts, and possible changes to legislation.

I would like to have a work session with the Town Council to gauge Council's feelings toward incorporation efforts at a future meeting.

**Legislative History**

**2011**

Laws 2011, Chapter 248 (Anternori, SB 1333) primarily stipulated that, through December 31, 2020, if the area proposed for incorporation has a population of 15,000 or more persons, is in a county in which more than 60% but less than 65% of the population lives in an incorporated city or town and has a governing board – including a planned community board of directors or a special district board – the Board of Supervisors shall proceed with the incorporation or annexation without a resolution by the city or town or a filed affidavit. The counties that meet this percentage threshold are Cochise, Coconino, Mohave, Pima and Yavapai.

Passed Senate 19-8-3, House 31-25-4

This measure was an attempt to allow Vail (within Pima County) to incorporate; it was taken to a vote of the qualified electors in 2013 and failed.

HB 2275 (Pratt) contained session law that would have allowed a territory with a population of 40,000 or more people and within a six miles of at least three incorporated cities or towns to be incorporated subject to both the following:

- a. A majority of the incorporated city or town within six miles of the territory must adopt the resolution, as required in statute.
- b. The Board of Supervisors must approve the proposed metes and bounds of the proposed incorporation before the gathering of signatures on the incorporation petition.

It contained a repeal date of September 30, 2015.

The bill failed out of committee 1-7

## 2015

SB 1423 (McGuire) required the Board of Supervisors to proceed with incorporation or annexation of an urbanized area, as prescribed, if the area proposed for incorporation meets either, rather than both of the following requirements:

- a. The area has a population of 15,000 or more persons; or
- b. The area is in a county of which more than 60% but less than 65% live in an incorporated city or town and all of the area proposed for incorporation has a governing board.

The bill passed the Senate 23 -4-3 but did not receive a hearing in the House and died.

### **Ways to Incorporate.**

#### **Petition without Election:**

Requires signatures of two-thirds of the registered voters residing within the proposed incorporation limits.

#### **Petition with Election:**

Requires signatures of 10% of the registered voters residing within the proposed incorporation limits. After the county receives and verifies the petitions, the Board of Supervisors calls an election. The county has 60 days to call the election. The date of the election must be not later than 180 days after the filing the petition on one of the four consolidated election dates. The consolidated election dates are:

- The second Tuesday in March
- The third Tuesday in May
- The tenth Tuesday before the first Tuesday after the first Monday in November
- The first Tuesday after the first Monday in November

A simple majority of those voting in the election will determine incorporation.

#### **Services the Incorporated areas must provide:**

- Law enforcement, public safety, maintenance of streets and public improvements, drainage, sewers and sewage disposal shall continue to be provided through Pinal County offices at the expense of Pinal County during the period from and after the date of incorporation until July 1 or the start of the new fiscal year. After July 1, the newly incorporated area may provide the services directly or contract with Pinal County.
- Pinal County Codes remain in full force until July 1, when the incorporated area must adopt their own codes and rules or regulations.

#### **Pros and Cons of Annexation per Incorporation booklet supplied by League of Cities.**

**The following are common arguments for incorporation:**

- Incorporation establishes a city or town government, through which a community can express itself, address its problems and supply necessary services to the area. The community can exercise self-determination with regard to the nature and level of local services.
- Municipal government is more responsive to the people living within the community. The members of the city and town council are closer to the people and, as a result, react more quickly to the community's requests.
- A city or town government will receive substantial amounts of state revenues, which do not flow to an unincorporated community.
- An incorporated city or town has additional powers not found in an unincorporated community. An unincorporated community is under the jurisdiction of the county and, as a result, does not have much control over the level of services provided to the residents. The county must provide services as uniformly as possible throughout the unincorporated areas of the county. On the other hand, a city or town council has the authority to intensify services within the community.
- An incorporated city or town is able to plan for the future growth of the community by adopting planning and zoning regulations, which will provide for controlled land use. This regulation protects the community against undesirable land use patterns. In addition, incorporated cities and towns may adopt building, plumbing, mechanical and electrical codes in the interest of public health, safety and welfare.
- A separate city or town preserves the unity and pride of a particular community and maintains local individuality.
- As a governmental unit, the city or town can better represent its citizens in transactions with the county, the State and Federal governments. In addition, local government may be used as a vehicle for positive progress in the community.
- Municipalities may be the instrumentality for providing numerous utility services such as water, sewer, garbage and trash collection, gas and electrical service if the council decides to enter into these operations.

**The following are common arguments against incorporation:**

- Incorporation is unnecessary because the particular needs of the community are limited in scope. The residents of the community may prefer to organize a special district to meet these limited needs. For example, the community may create a rural fire district to satisfy the necessity for fire protection, or a special district may be formed to fulfill other particular needs such as sewer service. As a result, the special district approach may be more appropriate if the residents of an area want to incorporate only to provide one specific service; however, a special district is not a substitute for incorporation, and the residents of a community should be careful in creating more than one in the same area. The creation of a number of special districts for one area leads to unnecessary levels of government if the area is incorporated at some later date.
- The separate incorporation of an area which is economically and physically part of a larger community will produce what is known as a "rump" incorporation. This situation can produce an incorporated city or town with inadequate resources or physical facilities necessary to meet its needs. This is particularly true if the character of the community is predominantly residential. A "residential community" may discover after incorporation that its tax base can only maintain a minimal level

of public service. In this case, it might be to the community's advantage to be annexed into an existing city or town or remain unincorporated.

- The community is too small in either land area or population to serve as an efficient and effective unit of government. It may be difficult, if not impossible, in extremely small areas to provide for an adequate level of services. It may be more advantageous for an area of this nature to receive services from the county.
- The incorporation of a small area which is an integral part of a larger metropolitan area will create a costly duplication of local services. This situation can lead to a lack of coordinated and orderly urban growth as well as a lower level of such vital services as police, fire, water and sanitation.
- The area possesses certain rural or farm characteristics which it wishes to retain, and incorporation is an undesirable step towards urbanization.
- The most common argument against incorporation is that it will increase taxes. Every incorporated city and town has imposed some additional taxation, most often a local sales tax.