

RESOLUTION NO. 1363-12

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY,
ARIZONA, APPROVING A MAJOR GENERAL PLAN AMENDMENT
FOR CASE PZC-20-12-MGPA.**

WHEREAS, a Major General Plan Amendment has been submitted by the Town of Florence proposing changes to the 2020 General Plan by creating and defining a new Aggregate Resources (AR) Overlay and including language that it will require a Major General Plan Amendment to apply the overlay to the Future Land Use Map; and

WHEREAS, the AR Land Use Overlay is proposed to be applied to the Future Land Use Map to currently identified aggregate resource areas; and

WHEREAS, a significant public participation process, including the holding of two public hearings of the Town of Florence Planning and Zoning Commission, has been followed; and

WHEREAS, the Planning and Zoning Commission of the Town of Florence has considered all public comments made at the public hearings and has forwarded to the Town Council a unanimous favorable recommendation on this case; and

WHEREAS, said proposal has been considered by the Mayor and Council and the Major General Plan Amendment 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 and the Town's vision; 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 Major General Plan Amendment 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 approve the Major General Plan Amendment request, subject to the following:

1. A Aggregate Resource Overlay (AR) designation shall be added to the Land Use Overlay Areas section of the Land Use Element and defined as follows:

Aggregate Resource Overlay (AR)

An Aggregate Resources Overlay is established per Senate Bill 1598, which required Arizona municipalities to identify current sources of aggregate materials within their General Plan Planning Areas. The intent of this legislation is to protect current aggregate resources in

order to provide opportunities for communities and current and future aggregate producers. This legislation would also make it possible to avoid unnecessary land use conflicts, ensure long-term availability of low-cost construction materials and achieve the highest and best uses for these sites once aggregate mining ceases.

The Town of Florence has identified the locations of current aggregate operations within our community from various State sources. The Aggregate Resources Overlay areas are shown on the Future Land Use Map (FLUM) and text within the Land Use Element supplements the FLUM in order to develop policies to preserve currently identifiable aggregate resources areas to support future development as well as to avoid incompatible land uses. The AR Overlay does not in itself grant approval of any existing aggregate resource operations, but merely identifies current aggregate resource operations. This use remains subject to all applicable Town regulations, including but not limited to those pertaining to Zoning and Development. It shall take a Major Amendment to add any additional Aggregate Resource areas to the FLUM.

2. The Goals, Objectives and Strategies section within the Land Use Element of the 2020 General Plan is hereby modified as follows:

Goals, Objectives and Strategies

Goal: 1

Establish and maintain an orderly pattern of land use types and intensities to create an economically, culturally and environmentally sustainable community.

Objective:

Maintain an adequate supply of aggregate resource areas to support future growth within the Town's Planning Area while being sensitive to the potential of land use compatibility issues and impacts to the natural and built environment.

Strategy:

Work with aggregate resources producers to encourage the usage of locally sourced aggregate resources with the Town's Planning Area.

Encourage aggregate resources producers to post signs and provide other types of notices to ensure their presence is known in order to avoid potential land use conflicts.

Facilitate the efforts of aggregate resources producers to be

economically, culturally and environmental sustainable.

Goal: 6

Minimize conflicts between different land uses.

Objective:

Identify current aggregate resources areas to support the supply of aggregate resource areas needed for future growth within the Town's Planning Area while making an effort to avoid potential land use compatibility issues.

Strategy:

Encourage aggregate resources producers to post signs and provide other types of notices to ensure their presence is known in order to avoid potential land use conflicts.

Avoid encouraging additional aggregate resources areas that would be incompatible with current or future development and/or have impacts on the local environment and the long-term sustainability of critical resources such as the Gila River.

Mitigate issues for future development adjacent to aggregate sites to avoid incompatible land uses.

Facilitate the implementation of post-closure reclamation plans.

Require that the addition of new Aggregate Resource Overlay areas be done by way of a Major Amendment to the General Plan.

Objective:

Protect and preserve the natural amenities and environmental attributes that are unique to the Town of Florence in conjunction with current aggregate resources.

Strategy:

Avoid encouraging additional aggregate resources areas that would be incompatible with natural amenities and environmental attributes.

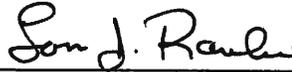
Require new development/s adjacent to aggregate resources provide controlled access to these areas.

Utilize open space areas adjacent to aggregate resources site to be employed as natural and equestrian trails.

Work to minimize the impact to existing wildlife along the Gila River.

3. The Aggregate Resource Overlay (AR) shall be applied to the Town of Florence 2020 General Plan Future Land Use Map per Exhibit A.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 5th day of November 2012.



Tom J. Rankin, Mayor

ATTEST:



Lisa Garcia, Town Clerk

APPROVED AS TO FORM



James E. Mannato, Town Attorney

APPLICATION FOR GENERAL PLAN AMENDMENT

PROJECT NAME: Aggregate Resources Major GPA

APPLICATION TYPE: Major Minor Text And Flum

1. Property Owner: Name: Multiple property owners w/in Florence MPA
Address: _____
Phone: _____ Fax: _____
Email: _____

2. Applicant/Developer: Name: Town of Florence
Address: P.O. Box 2670
Florence, AZ 85232
Phone: (520) 868-7575 Fax: (520) 868-7546
Email: Gilbert.Olgin@florenceaz.gov

3. Address or Location of Property: Florence Planning Area

4. Legal Description of Property: If applicable, include Lot(s), Block(s), and Subdivision Name:

Florence Planning Area

Tax Parcel Numbers: Florence Planning Area – refer to Pinal Co. Assessor

Gross Acres: 196 square miles or 126,720 acres

5. Current Land Use Classification(s): See 2020 GP Future Land Use Map

6. Proposed Land Use Classification(s): See proposed modified 2020 GP Future Land Use Maps and related exhibits.


SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE 6/4/2012
DATE

FOR STAFF USE ONLY:

CASE NO. <u>PZC-20-12-MGPA</u>	APPLICATION DATE AND TIME: <u>6/4/12 8:00 AM</u>
PERMIT NO. <u>N/A</u>	FEE \$ <u>N/A</u>
PZ HEARING DATES <u>September 19th and Oct. 4th 2012</u>	
TC HEARING DATE <u>October 4, 2012</u>	REVIEWED BY <u>Gilbert Olgin</u>

NOTICE OF PUBLIC HEARING FLORENCE TOWN COUNCIL

Notice is hereby given that the Town Council of the Town of Florence, Arizona will hold a Public Hearing on Monday November 5, 2012 at 6:00 p.m. at Florence Town Hall located at 775 N. Main Street, Florence, Arizona, 85132. All members of the public are invited to attend and discuss the following applications:

PZC-20-12-MGPA. An application by the Town of Florence for a Major General Plan Amendment (MGPA) that proposes an update to the 2020 General Plan in order to be in compliance with Senate Bill 1598 and to have the Town's General Plan include map and text updates that reflect sources of currently identified aggregate resources. This request also intends to modify the language for the Land Use Overlay Areas section of the Land Use Element within the 2020 General Plan by creating and defining a new Aggregate Resources (AR) Overlay and including language that it will require a Major General Plan Amendment to apply the overlay to the Future Land Use Map.

PZC-21-12-MGPA. An application by the Town of Florence for a Major General Plan Amendment (MGPA) that proposes to amend the Master Planned Community (MPC) land use designation and apply the MPC land use designation to the site known as the North End Framework Vision Plan study area, which is now also known as the Territory Square (TS) project area. Specific modifications are being proposed to the MPC text to allow for further flexibility in regards to its use and implementation, such as allowing for more than one master developer in a MPC and allowing a MPC to be matched with an alternative, hybrid zoning designation, such as that being proposed by the new Territory Square Zoning District. Also, this Major General Plan amendment proposes to eliminate text under Table 14.2 regarding the TS project area since it is no longer applicable.

A detailed description of these proposed Major General Plan Amendments is available for viewing at the Town of Florence Community Development building located at 600 N. Main Street, Florence, AZ, Monday thru Friday from 8 a.m. to 5 p.m. The Department can be reached by phone at (520) 868-7575.

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; date of publication: October 18, 2012.