

PURSUANT TO A.R.S. §38-431.01, THE GILA COUNTY BOARD OF SUPERVISORS WILL HOLD AN OPEN MEETING IN THE SUPERVISORS' HEARING ROOM, 1400 EAST ASH STREET, GLOBE, ARIZONA. ONE OR MORE BOARD MEMBERS MAY PARTICIPATE IN THE MEETING BY TELEPHONE CONFERENCE CALL OR BY INTERACTIVE TELEVISION VIDEO (ITV). **ANY MEMBER OF THE PUBLIC IS WELCOME TO ATTEND THE MEETING VIA ITV WHICH IS HELD AT 610 E. HIGHWAY 260, BOARD OF SUPERVISORS' CONFERENCE ROOM, PAYSON, ARIZONA.** THE AGENDA IS AS FOLLOWS:

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**REGULAR MEETING - TUESDAY, JULY 9, 2019 - 10:00 A.M.**

1. **CALL TO ORDER - PLEDGE OF ALLEGIANCE - INVOCATION**
2. **PRESENTATIONS:**
  - A. Presentation of information pertaining to CASA (Court Appointed Special Advocate) of Gila County's summer recruitment campaign. **(Patti Dremmler)**
3. **PUBLIC HEARINGS:**
  - A. Convene a public hearing pursuant to Arizona Revised Statutes §11-391, for the purpose of gathering input on a proposal of the Board of Supervisors of Gila County, Arizona, to incur a long-term obligation not secured by the full faith and credit of such county. **(Mary Springer/Mark Reader)**
  - B. Convene a public hearing to hear citizens who may wish to comment on proposed Ordinance No. 2019-03 which modifies the Zoning Map for Unincorporated Areas of Gila County by changing the zoning of Assessor's parcel number 201-08-074E from General Unclassified District (GU) to General Unclassified (GU) with a Trailer District (T) overlay to allow for a recreational vehicle park development; and consider continuing this agenda item to the Board of Supervisors' August 6, 2019, Regular Meeting to allow time for the Planning and Zoning Commission to finalize its recommendation to the Board of

Supervisors. **(Scott Buzan)**

- C. Convene a public hearing to hear citizens who may wish to comment on proposed Ordinance No. 2019-04 which modifies the Zoning Map for Unincorporated Areas of Gila County by changing the zoning of Assessor's parcel number 301-32-002R from Residential One Density 175 (R1-D175) to Residence One District with a District Density of 70 (R1-D70) to allow the property owners to construct a single family residence; and consider continuing this agenda item to the Board of Supervisors' July 23, 2019, Special Meeting to allow various County departments time to complete their review of the Ordinance. **(Scott Buzan)**
- D. Convene a public hearing to hear citizens who may wish to comment on proposed Ordinance No. 2019-05 which modifies the Zoning Map for Unincorporated Areas of Gila County by changing the zoning of Assessor's parcel number 301-08-232 from Commercial Two District (C2) to Residence One District with a District Density of 12 (R1-D12) to allow the property owners to construct a single family residence; and consider continuing this agenda item to the Board of Supervisors' July 23, 2019, Special Meeting to allow various County departments time to complete their review of the Ordinance. **(Scott Buzan)**
- 4. **CALL TO THE PUBLIC:** A call to the public is held for public benefit to allow individuals to address the Board of Supervisors on any issue within the jurisdiction of the Board of Supervisors. Board members may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to Arizona Revised Statute §38-431.01(H), at the conclusion of an open call to the public, individual members of the Board of Supervisors may respond to criticism made by those who have addressed the Board, may ask staff to review a matter or may ask that a matter be put on a future agenda for further discussion and decision at a future date.

5. At any time during this meeting pursuant to A.R.S. §38-431.02(K), members of the Board of Supervisors and the County Manager may present a brief summary of current events. No action may be taken on information presented.

IF SPECIAL ACCOMMODATIONS ARE NEEDED, PLEASE CONTACT THE RECEPTIONIST AT (928) 425-3231 AS EARLY AS POSSIBLE TO ARRANGE THE ACCOMMODATIONS. FOR TTY, PLEASE DIAL 7-1-1 TO REACH THE ARIZONA RELAY SERVICE AND ASK THE OPERATOR TO CONNECT YOU TO (928) 425-3231.

THE BOARD MAY VOTE TO HOLD AN EXECUTIVE SESSION FOR THE PURPOSE OF OBTAINING LEGAL ADVICE FROM THE BOARD'S ATTORNEY ON ANY MATTER LISTED ON THE AGENDA PURSUANT TO A.R.S. §38-431.03(A)(3).

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING.

**ARF-5530**

**Presentation 2. A.**

**Regular BOS Meeting**

Meeting Date: 07/09/2019

Submitted By: Marian Sheppard, Clerk of the  
Board

Department: Clerk of the Board of Supervisors

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Information

Request/Subject

Presentation of CASA's (Court Appointed Special Advocate) Summer Recruitment Campaign

Background Information

The CASA program has been in place in Gila County for many years. CASA of Gila County has recently stepped up its recruiting efforts in an attempt to acquire more volunteers for the program. There is a great need for more advocacy involvement in the southern portion of the County due to the high increase in juvenile dependency petitions. With funds from Gila County CASA's parent organization, CASA of Arizona, a summer recruitment campaign has been implemented. Various radio ads are being aired on local radio stations. CASA of Gila County is also scheduled to appear on "Top of the Hour" with KMOG radio station on June 25, 2019; "Community Forum" with KRIM radio station on July 10, 2019; and KRDE radio station in July.

Patti Dremmler, Program Manager for CASA of Gila County, has requested to present information to the Board of Supervisors regarding CASA's summer recruitment campaign.

Evaluation

CASA's summer recruitment campaign is underway. It would be advantageous to present information on CASA's summer recruitment efforts to the Board of Supervisors and to the public.

Conclusion

It would be beneficial for Ms. Dremmler to present information to the Board on CASA's summer recruitment campaign to spread the word about the need for CASA volunteers and hopefully entice members of the public to participate in the CASA program in Gila County.

### Recommendation

James Menlove, County Manager, has authorized Ms. Dremmler to present this information to the Board.

### Suggested Motion

Presentation of information pertaining to CASA (Court Appointed Special Advocate) of Gila County's summer recruitment campaign. **(Patti Dremmler)**

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### Attachments

*No file(s) attached.*

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**ARF-5462**

**Public Hearing 3. A.**

**Regular BOS Meeting**

Meeting Date: 07/09/2019

Submitted For: Mary Springer, Finance Director

Submitted By: Mary Springer, Finance Director

Department: Finance

Fiscal Year: FY2020

Budgeted?: Yes

Contract Dates 08/06/2019

Grant?: No

Begin & End:

Matching No

Fund?: New

Requirement?:

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Information

Request/Subject

Request the Board convene a public hearing to solicit public comment regarding incurring long-term financing to support the County's capital improvement plan in Globe and Payson.

Background Information

Over the years demand for a Payson facility that could accommodate Superior Court jury trials as well as adequate space to conduct Board and public meetings has been increasing. Other facilities in Globe and Payson are in need of renovation or significant repair. The property where the existing animal control facility in Globe is located is planned expansion for the cemetery. In order to address the County's capital needs a presentation was made to the Board on April 16, 2019 the County Manager outlining the County's capital improvement plan to include:

Northern Gila County Bonded Projects

112 W. Cedar Lane commercial office space acquisition for Probation and Juvenile Restoration

108 W. Main Street Gila County Sheriff's Office to include site work and new secure sally port.

700 S. Beeline Highway new build \$10,000 sq. ft. facility

- ~3,000 sq. ft. multipurpose meeting room

- Superior Court – Payson jury trials
- Board of Supervisors hearing room
- Planning & Zoning Commission meetings
- Other
- ~1,500 sq. ft. Superior Court jury trial offices
- ~1,500 sq. ft. Elected Official offices
- Assessor
- Recorder
- Superintendent of Schools
- Treasurer
- ~1,500 sq. ft. Board of Supervisors
- ~2,500 sq. ft. common areas
- Facility security
- Foyer
- Restrooms
- Conference rooms
- Other

Secure Sally Port for Court access

Beeline Highway & Main Street County Complex

- Demolition, grading, draining and parking lot pavement
- Demolition – 107 & 201 W. Frontier Street

Southern Gila County Bonded Projects

1100 E. South Street – existing secure facility and office space Gila County Sheriff's Office Detention - Roof replacement, HVAC, drainage/paving

900 Fairgrounds Road – new construction

- Animal Care and Control

1400 E. Ash – County Complex

- Repave existing parking lots

Total investment for the Capital Improvement Plan \$9,900,000

Pursuant to ARS 11-391: "*Hold the public hearing, as announced in the notice, at least fifteen days before adopting the resolution for incurring the long-term obligations. At the hearing, the board shall present an*

*analysis of the need for the project, the need to use long-term financing and any other available options to accomplish the project. Any member of the public must be allowed to speak on the issue of incurring the long-term obligations to finance the proposed project.B. At least fifteen days after the hearing the governing body must hold a public meeting to adopt findings and, following the public comments received at and after the hearing, by roll call vote, either: 1. Adopt and enter a resolution of intention to incur long-term obligations to finance the project, stating the public need for the project, the estimated cost and the amount of the long-term obligations to be incurred. 2. Reject long-term financing of the project and abandon further proceedings."*

The notification of the public hearing was advertised in the Arizona Silver Belt on June 19, Payson Roundup on June 21. A press release was published in the the local newspapers and the press release was posted on the County's Internet.

#### Evaluation

Pursuant to ARS 11-391 the Board must hold a public hearing to gather public comment regarding incurring long-term financing for the capital improvement plan.

#### Conclusion

Pursuant to ARS 11-391 the Board must hold a public hearing to gather public comment regarding incurring long-term financing for the capital improvement plan.

#### Recommendation

Staff recommends holding the public hearing to gather public input regarding incurring long-term financial obligation.

#### Suggested Motion

Convene a public hearing pursuant to Arizona Revised Statutes §11-391, for the purpose of gathering input on a proposal of the Board of Supervisors of Gila County, Arizona, to incur a long-term obligation not secured by the full faith and credit of such county. **(Mary Springer/Mark Reader)**

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#### Attachments

#### Presentation







## **Gila County, Arizona**

### **Analysis of Proposal to Incur Long-Term Indebtedness**

Pledged Revenue Obligations, Series 2019 and  
Pledged Revenue Refunding Obligations, Series 2019

July 9, 2019

- Deposit \$9.8 million into the County's construction/acquisition fund (see attached list)
- Refund 2009 bonds at significant savings to the County (same amortization)
- Secure strong credit rating for the County and consider "AA" rated bond insurance
- Structure debt service such that total aggregate debt service is approximately \$1.1 million, including 2015 transaction
- New money component amortization not to exceed 20 years

### Analysis of

1. the need for the project,
2. the need to use long-term financing and
3. any other available options to accomplish the project.

1. General Obligation Bonds
2. Obligations Subject to Annual Appropriation
3. Excise Tax Revenue Bonds
4. Upfront Cash Expenditure

# Description of the Projects

<b>Northern Gila County Bonded Projects</b>	<b>Investment</b>
112 W. Cedar Lane – commercial office space acquisition	\$300,000
<ul style="list-style-type: none"> <li>• Probation</li> <li>• Juvenile Restoration</li> </ul>	
108 W. Main Street – GCSO	\$1,250,000
<ul style="list-style-type: none"> <li>• Gila County Sheriff's Office with Sally Port</li> </ul>	
~700 S. Beeline Highway – new build \$10,000 sq. ft. facility	\$2,700,000
<ul style="list-style-type: none"> <li>• ~3,000 sq. ft. multipurpose meeting room                             <ul style="list-style-type: none"> <li>○ Superior Court – Payson jury trials</li> <li>○ Board of Supervisors hearing room</li> <li>○ Planning &amp; Zoning Commission meetings</li> <li>○ Other</li> </ul> </li> <li>• ~1,500 sq. ft. Superior Court jury trial offices</li> <li>• ~1,500 sq. ft. Elected Official officials                             <ul style="list-style-type: none"> <li>○ Assessor</li> <li>○ Recorder</li> <li>○ Superintendent of Schools</li> <li>○ Treasurer</li> </ul> </li> <li>• ~1,500 sq. ft. Board of Supervisors</li> <li>• ~2,500 sq. ft. common areas                             <ul style="list-style-type: none"> <li>○ Facility security</li> <li>○ Foyer</li> <li>○ Restrooms</li> <li>○ Conference rooms</li> <li>○ Other</li> </ul> </li> <li>• Sally Port</li> </ul>	\$200,000
Beeline Highway & Main Street County Complex	\$550,000
<ul style="list-style-type: none"> <li>• Demolition, grading, draining and parking lot pavement                             <ul style="list-style-type: none"> <li>○ Demolition – 107 &amp; 201 W. Frontier Street</li> </ul> </li> </ul>	
Northern Gila County Bonded Projects Subtotal	\$5,000,000
Project Development Contingency – 5%	\$250,000
Northern Gila County Bonded Projects Subtotal	\$5,250,000

<b>Southern Gila County Bonded Projects</b>	<b>Investment</b>
1100 E. South Street – existing secure facility and office space	\$1,100,000
<ul style="list-style-type: none"> <li>• GCSO Detention</li> </ul>	
900 Fairgrounds Road – new construction	\$3,000,000
<ul style="list-style-type: none"> <li>• Animal shelter</li> </ul>	
1400 E. Ash – County Complex	\$300,000
<ul style="list-style-type: none"> <li>• Repave existing parking lots</li> </ul>	
Southern Gila County Bonded Projects Subtotal	\$4,400,000
Project Development Contingency – 5%	\$220,000
Southern Gila County Bonded Projects Total	\$4,620,000
<b>Total FY20 Gila County Bonded Projects</b>	<b>Investment</b>
Bond Administrative Fees	\$185,410
Total FY20 Gila County Bonded Projects	\$9,811,000

# Excise Tax Supported Debt Currently Outstanding (\$000s omitted)

STIFEL

Maturity Date (July 1)	<div>                     \$6,860                      Pledged Revenue                      Obligations                      Series 2009                      Dated: 10/22/09                 </div>		<div>                     \$1,140                      Pledged Revenue                      Refunding Obligations                      Series 2009                      Dated: 10/22/09                 </div>		<div>                     \$2,000                      Pledged Revenue                      Obligations                      Series 2015                      Dated: 3/19/15                 </div>		Total
	Principal	Coupon	Principal	Coupon	Principal	Coupon	
2019	\$325	4.000%	\$55	4.000%	\$194.49270	1.430%	574
2020	340	4.000%	55	4.000%	197.27400	1.660%	592
2021	355	4.000%	60	4.000%	200.54870	1.900%	616
2022	365	4.000%	60	4.000%	204.35920	2.170%	629
2023	380	4.000%	65	4.000%	208.79380	2.400%	654
2024	395	5.000%	65	5.000%	213.80480	2.570%	674
2025	415	5.000%	70	5.000%	219.29960	2.700%	704
2026	435	5.000%	70	5.000%			505
2027	460	5.000%	75	5.000%			535
2028	480	5.000%	80	5.000%			560
2029	505	5.000%	85	5.000%			590
	<u>\$4,455</u>		<u>\$740</u>		<u>\$1,438.57280</u>		<u>\$6,634</u>
Call Features:	7/1/20 and After Callable 7/1/19 @ par		7/1/20 and After Callable 7/1/19 @ par		7/1/16 and After Callable 3/19/15 @ par		
Purpose:	Jail Facility, Public Works Facility and Equipment		Current Refunding		Copper Administration Building		

# Estimated Savings on the Bonds Being Refunded

(1) (2) (3) (4) (5) (6) (7)

## Estimated Savings

Maturity Year	Prior Bonds Being Refunded	Refunding Bonds			Gross	PV
	Debt Service	Principal	Interest	Debt Service	Savings	Savings
2020	\$ 618,950	\$ 310,000	\$ 184,158	\$ 494,158	\$ 124,792	\$ 122,360
2021	623,150	265,000	191,600	456,600	166,550	159,004
2022	616,550	280,000	181,000	461,000	155,550	144,879
2023	619,550	290,000	167,000	457,000	162,550	147,713
2024	616,750	305,000	152,500	457,500	159,250	141,194
2025	618,750	320,000	137,250	457,250	161,500	139,680
2026	614,500	565,000	121,250	686,250	(71,750)	(60,623)
2027	619,250	590,000	93,000	683,000	(63,750)	(52,551)
2028	617,500	620,000	63,500	683,500	(66,000)	(53,073)
2029	619,500	650,000	32,500	682,500	(63,000)	(49,421)
<b>Totals</b>	<b>\$ 6,184,450</b>	<b>\$ 4,195,000</b>	<b>\$ 1,323,758</b>	<b>\$ 5,518,758</b>	<b>\$ 665,692</b>	<b>\$ 639,163</b>

PV Savings: \$ 639,163

Plus: Additional Proceeds 2,030

Net PV Savings: \$ 641,193

Net PV Savings as a percent of Refunded Bonds: 13.32%



# Preliminary Debt Structure and Coverage – Current Market Rates\*

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Net Pledged County General						
	Excise Tax Revenues	2015	\$12,440,000			Total	Annual
Fiscal	Revenues and State	Obligations	The 2019 Obligations *			Aggregate	Debt Service
Year	Shared Revenues	Debt Service	Principal (7/1)	Interest	Debt Service	Debt Service	Coverage
2017/18	\$4,994,620						
2018/19	\$5,417,206						
2019/20		\$225,221	\$310,000	\$562,054	\$872,054	\$1,097,275	4.55 x
2020/21		225,221	265,000	603,850	868,850	1,094,071	4.57 x
2021/22		225,221	280,000	593,250	873,250	1,098,471	4.55 x
2022/23		225,221	290,000	579,250	869,250	1,094,471	4.56 x
2023/24		225,221	305,000	564,750	869,750	1,094,971	4.56 x
2024/25		225,221	320,000	549,500	869,500	1,094,721	4.56 x
2025/26			565,000	533,500	1,098,500	1,098,500	4.55 x
2026/27			590,000	505,250	1,095,250	1,095,250	4.56 x
2027/28			620,000	475,750	1,095,750	1,095,750	4.56 x
2028/29			650,000	444,750	1,094,750	1,094,750	4.56 x
2029/30			685,000	412,250	1,097,250	1,097,250	4.55 x
2030/31			720,000	378,000	1,098,000	1,098,000	4.55 x
2031/32			755,000	342,000	1,097,000	1,097,000	4.55 x
2032/33			790,000	304,250	1,094,250	1,094,250	4.56 x
2033/34			830,000	264,750	1,094,750	1,094,750	4.56 x
2034/35			870,000	223,250	1,093,250	1,093,250	4.57 x
2035/36			915,000	179,750	1,094,750	1,094,750	4.56 x
2036/37			960,000	134,000	1,094,000	1,094,000	4.57 x
2037/38			1,010,000	86,000	1,096,000	1,096,000	4.56 x
2038/39			710,000	35,500	745,500	745,500	6.70 x
			\$12,440,000	\$7,771,654	\$20,211,654	\$21,562,978	

\* Subject to change. Assumes current market rates.

# Preliminary Debt Structure and Coverage – Public Notice Rates\*

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Fiscal Year	Net Pledged County General Excise Tax Revenues	2015 Obligations	\$14,935,000 The 2019 Obligations*			Total Aggregate Debt Service	Annual Debt Service Coverage
	Revenues and State Shared Revenues	Debt Service	Principal (7/1)	Interest	Debt Service		
2017/18	\$4,994,620						
2018/19	\$5,417,206						
2019/20		\$225,221	\$375,000	\$547,617	\$922,617	\$1,147,837	4.35 x
2020/21		225,221	340,000	582,400	922,400	1,147,621	4.35 x
2021/22		225,221	355,000	568,800	923,800	1,149,021	4.35 x
2022/23		225,221	370,000	554,600	924,600	1,149,821	4.34 x
2023/24		225,221	380,000	539,800	919,800	1,145,021	4.36 x
2024/25		225,221	400,000	524,600	924,600	1,149,821	4.34 x
2025/26			640,000	508,600	1,148,600	1,148,600	4.35 x
2026/27			665,000	483,000	1,148,000	1,148,000	4.35 x
2027/28			690,000	456,400	1,146,400	1,146,400	4.36 x
2028/29			720,000	428,800	1,148,800	1,148,800	4.35 x
2029/30			835,000	400,000	1,235,000	1,235,000	4.04 x
2030/31			865,000	366,600	1,231,600	1,231,600	4.06 x
2031/32			900,000	332,000	1,232,000	1,232,000	4.05 x
2032/33			935,000	296,000	1,231,000	1,231,000	4.06 x
2033/34			975,000	258,600	1,233,600	1,233,600	4.05 x
2034/35			1,015,000	219,600	1,234,600	1,234,600	4.05 x
2035/36			1,055,000	179,000	1,234,000	1,234,000	4.05 x
2036/37			1,095,000	136,800	1,231,800	1,231,800	4.05 x
2037/38			1,140,000	93,000	1,233,000	1,233,000	4.05 x
2038/39			1,185,000	47,400	1,232,400	1,232,400	4.05 x
			<u>\$14,935,000</u>	<u>\$7,523,617</u>	<u>\$22,458,617</u>	<u>\$23,809,941</u>	

\* Subject to change. Assumes 4% interest rate.

# Pledged Excise Tax Revenues

Source	Audited (a)					Estimated Actuals (b)	Estimated Actuals (b)
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
County General Excise Tax Revenues	\$ 2,779,139	\$ 2,899,476	\$ 3,045,271	\$ 2,830,513	\$ 2,750,391	\$ 2,991,169	\$ 3,100,874
Gross State Shared Revenues (c)	\$ 4,602,918	\$ 4,678,470	\$ 5,127,396	\$ 5,285,292	\$ 5,295,586	\$ 5,529,250	\$ 5,938,031
Less ALTCS contribution (d)	(2,120,162)	(2,143,666)	(2,126,000)	(1,295,437)	(1,354,162)	(2,112,600)	(2,208,500)
Less AHCCCS contribution (e)	(1,530,967)	(1,413,582)	(1,295,055)	(1,648,734)	(1,413,200)	(1,413,200)	(1,413,200)
Net State Shared Revenues	\$ 951,789	\$ 1,121,222	\$ 1,706,341	\$ 2,341,121	\$ 2,528,224	\$ 2,003,450	\$ 2,316,331
Total County General Excise Tax Revenues and Net State Shared Revenues	\$ 3,730,929	\$ 4,020,698	\$ 4,751,612	\$ 5,171,634	\$ 5,278,615	\$ 4,994,620	\$ 5,417,206

- (a) These amounts are from audited financial statements of the County for the years indicated. This table has not, however, been the subject of any separate audit procedures.
- (b) These amounts are actual, but unaudited and subject to change upon audit and should be considered with an abundance of caution.
- (c) Does not include amounts allocated from the Education Tax described under "State Shared Revenues" above.
- (d) Pursuant to Section 11-292, Arizona Revised Statutes, the Treasurer of the State withholds an amount of the State Shared Revenues sufficient to meet the County's portion of the non-federal costs of providing the long-term care system in the State ("ALTCS") from moneys otherwise payable to the County in accordance with the State's distribution of the State Shared Revenues. The County's contribution is based on a fixed State formula. In the event that the State Shared Revenues withheld from the County by the Treasurer of the State are insufficient to meet the funding requirement of ALTCS, the Treasurer of the State may withhold any other moneys payable to the County from any available State funding source.
- (e) Pursuant to Section 11-292, Arizona Revised Statutes, the Treasurer of the State withholds an amount of the State Shared Revenues determined by statutory formula for the administrative costs of implementing certain provisions of the Arizona Health Care Cost Containment System ("AHCCCS"). If the County does not make its contribution to the AHCCCS fund, which is used to offset certain indigent and related health care costs, the Treasurer of the State may withhold any amounts owed, plus interest retroactive to the first date the funding was due, from the County's State Shared Revenues.

## Taxable and Municipal Rates Have Significantly Declined YTD; Flat Yield Curve Persists

### 10-Year MMD Yields Hit Lowest Rates since October 2016

Comparing 10-Year UST and 10-Year AAA MMD since June 2018



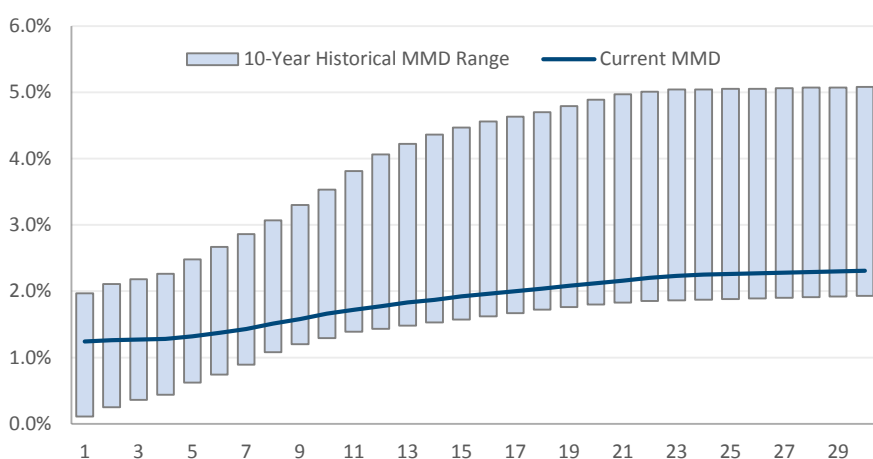
### 30 Year MMD Yields Hit Lowest Rates since October 2016

Comparing 30-Year UST and 30-Year AAA MMD since June 2018



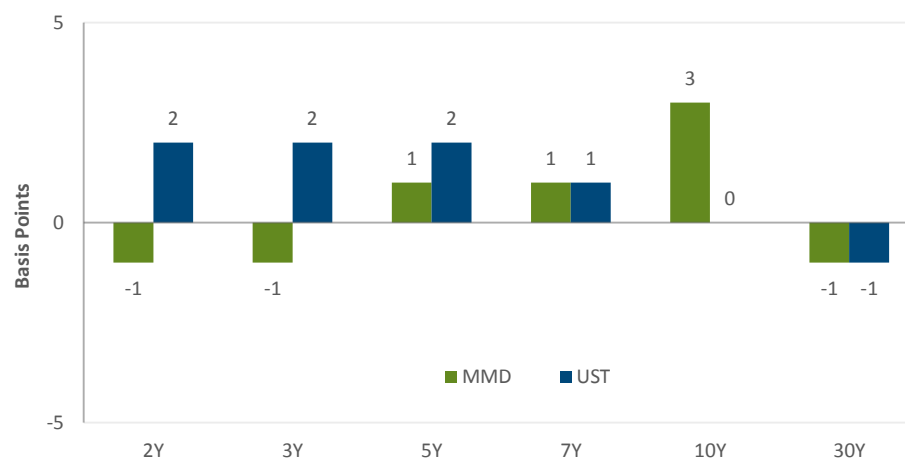
### Long-Term Rates Near Low End Of 10-Year Historic Range

10-Year Historical AAA MMD Range vs. Current AAA MMD



### Recent MMD and UST Movement

June 20, 2019 to June 27, 2019



# New Issue Supply and Demand – Week of July 1, 2019

## UPCOMING ISSUANCE

\$270MM Met Water Dist of Southern California Wtr Rev SIFMA Index, -/AA+

\$39MM Fredericksburg, VA Taxable Stadium Rev, NR/NR/BBB+

\$20MM Idaho Housing TEMS Rev, -/AA+/-

Happy 4th of July!



30-Day Visible Supply: \$5.76 Billion 7-Day Visible Supply: \$407 Million

## MAJOR ECONOMIC DATA

RELEASE	DAY	ESTIMATE	ACTUAL
ISM Manufacturing - June	1-Jul	51	
Construction Spending - May	1-Jul	0	
Trade Balance - May	3-Jul	-54.0B	
Durable Goods Orders - May	3-Jul	-1.3	
Factory Orders - May	3-Jul	-0.6	
Change in Nonfarm Payrolls - June	5-Jul	162K	
Unemployment Rate - June %	5-Jul	3.6	

## TAXABLE MUNICIPAL GO/MAKE WHOLE TREASURY SPREAD

	5/5	10/10	20/30	30/30
AAA	19	45	67	72
AA	28	53	74	80
A	65	89	103	111
BBB	120	155	170	175

## COMMENTARY

Municipal supply will take a break for the Holiday week, less than \$500 million is expected to be priced. The weekly average for the first half of 2019 stands at \$6.4 billion per week of total supply (\$5.48 billion tax-exempt), up 0.7% vs. the first half of 2018 according to the Bond Buyer. Lipper reported a 25th straight week of inflows for Municipal Mutual Funds at \$1.68 billion for the week ending June 26th. The four-week moving average increased to positive \$1.03 billion. Unemployment data will be released on Friday. Global economic slowing and lower International bond rates continue to pull U.S. Treasury rates lower.

## RATE DATA

	TODAY	WEEK PRIOR	MONTH PRIOR	YEAR PRIOR
AAA GO				
2 YEAR	1.25	1.27	1.39	1.64
5 YEAR	1.31	1.31	1.42	1.99
10 YEAR	1.63	1.63	1.65	2.46
15 YEAR	1.92	1.93	1.94	2.67
20 YEAR	2.12	2.13	2.14	2.82
30 YEAR	2.29	2.32	2.32	2.94
US TREASURY				
2 YEAR	1.77	1.74	1.88	2.52
5 YEAR	1.78	1.76	1.89	2.71
10 YEAR	2.02	2.03	2.12	2.83
30 YEAR	2.55	2.55	2.57	2.97
FED FUNDS	2.25-2.50	2.25-2.50	2.25-2.50	1.75-2.00
PRIME RATE	5.50	5.50	5.50	5.00
MIG 1 - 1YR	1.30	1.30	1.49	1.58
MUB ETF	113.090	112.850	112.630	108.807
SIFMA 7DAY	1.90	1.90	1.42	1.51
MSRB 7DAY TRD	\$70,164MM	\$61,935MM	\$49,267MM	\$59,109MM
BOND BUYER INDEXES				
20 Bond GO <sup>1</sup>	3.50	3.51	3.51	3.87
11 Bond GO <sup>2</sup>	3.04	3.05	3.05	3.35
25 Bond REV <sup>3</sup>	3.99	4.00	4.00	4.36

<sup>1</sup> GO bonds maturing in 20 years, avg. rating equivalent to Moody's Aa2 & S&P's AA

<sup>2</sup> GO bonds maturing in 20 years, avg. rating equivalent to Moody's Aa1 & S&P's AA+

<sup>3</sup> Revenue bonds maturing in 30 years, avg. rating equivalent to Moody's A1 & S&P A+

# ISSUANCE TIMELINE\*

May 2019						
S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June 2019						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July 2019						
S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August 2019						
S	M	T	W	TH	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Date	Event
Open	Draft Resolution, Notice of Hearing, Press Release and Posting for County Website and legal documents submitted to the team
May 28 <sup>th</sup>	Study Session with Board of Supervisors
Week of June 17 <sup>th</sup>	Pursuant to ARS 11-391, publish notice of public hearing (at least fifteen days prior to the public hearing on July 9 <sup>th</sup> )
Week of June 24 <sup>th</sup> on or around	Final Public Hearing PowerPoint due to the County in advance of the July 9 <sup>th</sup> Public Hearing
In Process	Draft Preliminary Official Statement ("POS") forwarded to the financing team for review
June 28 <sup>th</sup>	Final June 30, 2017 audit completed and delivered to the County
Week of July 8 <sup>th</sup>	Submit Credit Rating Agency application
July 9 <sup>th</sup>	Public Hearing regarding incurrence of long-term financing
In Process	Due Diligence Conference call/meeting to review POS
July 25 <sup>th</sup> (on or around)	Resolution and related documents due to the County for inclusion into the August 6 <sup>th</sup> Board packets
August 6 <sup>th</sup>	Board of Supervisors adopts Resolution authorizing the issuance of the bonds and delegating authority to the County Manager or Finance Director to finalize terms of the transaction
August 8 <sup>th</sup>	Publish Preliminary Official Statement and Distribute to Investors
August 15 <sup>th</sup> on or around	Bond sale - underwriting
Week of September 2 <sup>nd</sup>	Closing

\* Subject to change.

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Stifel is providing information and is declaring to the proposed municipal issuer and any obligated person that it has done so within the regulatory framework of MSRB Rule G-23 as an underwriter (by definition also including the role of placement agent) and not as a financial advisor, as defined therein, with respect to the referenced proposed issuance of municipal securities. The primary role of Stifel, as an underwriter, is to purchase securities for resale to investors in an arm’s-length commercial transaction. Serving in the role of underwriter, Stifel has financial and other interests that differ from those of the issuer. The issuer should consult with its’ own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate.

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11-391. Incurring long-term obligations; public hearing

A. In addition to any other requirements prescribed by law, in a county with a population of less than five hundred thousand persons if the board of supervisors approves incurring any long-term obligation that is not secured by the full faith and credit of the county, the board of supervisors must:

1. Publish a notice of a hearing on the proposal to incur the long-term obligation in a newspaper of general circulation in the county, issue a press release to print and electronic media and post the notice on the county's official web site. The notice must:

(a) Be published and posted at least fifteen days before the date of the hearing.

(b) Include the date, time and place of the hearing, the dollar amount of the proposed long-term obligations and the estimated total financing costs, the purpose of the proposed long-term obligations, including the project or projects that are proposed to be financed by long-term obligations, and that the board will receive:

(i) Oral comments at the hearing.

(ii) Written comments at any time before adopting the resolution of intention to incur long-term obligations, including the board's mailing address. The notice posted on the county's web site shall include an electronic link for commenting electronically.

2. Hold the public hearing, as announced in the notice, at least fifteen days before adopting the resolution for incurring the long-term obligations. At the hearing, the board shall present an analysis of the need for the project, the need to use long-term financing and any other available options to accomplish the project. Any member of the public must be allowed to speak on the issue of incurring the long-term obligations to finance the proposed project.

B. At least fifteen days after the hearing the governing body must hold a public meeting to adopt findings and, following the public comments received at and after the hearing, by roll call vote, either:

1. Adopt and enter a resolution of intention to incur long-term obligations to finance the project, stating the public need for the project, the estimated cost and the amount of the long-term obligations to be incurred.

2. Reject long-term financing of the project and abandon further proceedings.

**ARF-5546**

**Public Hearing 3. B.**

**Regular BOS Meeting**

Meeting Date: 07/09/2019

Submitted For: Scott Buzan, Community Development Director

Submitted By: Shealene Loya, Administrative Assistant

Department: Community Development Division: Planning and Zoning

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Information

Request/Subject

Public hearing to adopt Ordinance No. 2019-03 which authorizes the modification of the Zoning Map for Unincorporated Areas of Gila County for parcel number 201-08-074E. This property is currently vacant land in Tonto Basin, AZ, and owned by Park Model Resorts LLC.

Background Information

Planning and Zoning Department Case No. Z-19-03 is an application filed by Kevin Lollar and Michael C. Middleton to change the zoning for parcel number 201-08-074E from General Unclassified District (GU) to General Unclassified (GU) with a Trailer District (T) overlay to allow for a recreational vehicle park development. According to the Gila County Assessor's map, the existing parcel is 22.79 acres in size.

The Planning & Zoning Commission met on June 20, 2019 and the Commissioners asked the Deputy County Attorney for assistance in the wording of the motion. He replied that additional time was needed to review and work with staff on the motion. The Commissioners voted for a continuance until their July 18, 2019 meeting. Staff will ask the Board to hold the public hearing but to continue the agenda item to their August 6, 2019 meeting so that the Planning and Zoning Commission's recommendation can be included. This case will be re-posted for public hearing for the Board of Supervisors meeting on August 6, 2019.

Arizona Revised Statute (A.R.S.) § 11-251.05-*Ordinances (C)* states, "*Prior to adoption, amendment or repeal of an ordinance under this section, the board of supervisors shall hold a public hearing thereon at least fifteen days' notice of which shall be given by one publication in a newspaper of general circulation in the county seat. After adopted or amended, the ordinance shall be published at least once in a newspaper of general circulation in the county seat*"

Case No. Z-19-03 was posted in the Arizona Silver Belt newspaper on June 5, 2019, for the Planning & Zoning Commission's public hearing and the Board of Supervisor's public hearing. The property was also posted on June 5, 2019, for the Planning and Zoning hearing and the Board of Supervisor's hearing. In addition, a public participation meeting (citizen review process) was held on May 21, 2019 with only three people attending.

### Evaluation

After reviewing the current zoning designations and existing land uses of the surrounding area in the Zoning Ordinance and Comprehensive Plan, staff found that land to the north, east and south of the Subject Property is zoned General Unclassified with a Comprehensive Plan land use designation of Multi-Functional Corridor. Land to the west is forest land. To the north of the Subject Property are residential uses and to the south, a mix of residential and commercial uses. Recreational vehicle park developments are permitted subject to a Trailer District Overlay.

### Conclusion

Given the mixed nature of the General Unclassified zoning district and Multi-Functional Corridor land use designation of the Subject Property and the area in general, staff believes the proposed development will not negatively impact the surrounding area. Rezoning the Subject Property with a Trailer District Overlay will not change the underlying uses permitted in the General Unclassified zoning district. It is simply a zoning tool to enable the applicant to develop the Subject Property as proposed.

### Recommendation

Staff recommends that the Board of Supervisors conduct the public hearing and after the public hearing has been closed, vote to continue this item to the August 6, 2019, Board of Supervisors' Regular Meeting to allow time for the Planning and Zoning Commission to finalize its recommendation to the Board of Supervisors.

### Suggested Motion

Convene a public hearing to hear citizens who may wish to comment on proposed Ordinance No. 2019-03 which modifies the Zoning Map for Unincorporated Areas of Gila County by changing the zoning of Assessor's parcel number 201-08-074E from General Unclassified District (GU) to General Unclassified (GU) with a Trailer District (T) overlay to allow for a recreational vehicle park development; and consider continuing this agenda item to the Board of Supervisors' August 6, 2019, Regular Meeting to allow time for the Planning and Zoning Commission to finalize its

recommendation to the Board of Supervisors. **(Scott Buzan)**

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Attachments

Posting for Case No. Z-19-03

Legal Ad for Case No. Z-19-03

Citizen Review Process for Case No. Z-19-03

Staff Report for Case No. Z-19-03

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# ZONING HEARING GILA COUNTY

## PUBLIC NOTICE

**NOTICE IS HEREBY GIVEN** that the Gila County Planning and Zoning Commission will hold a public hearing on the following applications on Thursday, June 20, 2019 beginning at 10:00 A.M. The hearing will take place in the Community Development Conference Room, located at 745 N. Rose Mofford Way, Globe, AZ and will be simultaneously telecast to the Board of Supervisors Conference Room at 608 E. State Hwy 260, Payson, AZ. The Gila County Board of Supervisors will hold a public hearing on the following applications on Tuesday, July 9, 2019 at 10:00 A.M. The hearing will take place in the Board of Supervisors Hearing Room, located at 1400 E. Ash Street, Globe, AZ and will be simultaneously telecast to the Board of Supervisors Conference Room located at 608 E. Hwy 260, Payson, AZ.

**Z-19-01 Don Randall and Autumn Kinzer (Re-Hearing)**- The Planning & Zoning Commission will re-hear this application for the sole purpose of correcting an error made to the APN # associated with the property located at 168 West Hunt Ranch Road, Pine, Arizona 85544. The correct APN # is 301-32-002R. The applicant is requesting to amend the Gila County Zoning Map from Residence One District, Density District 175 (R1-D175) to Residence One District, Density District 70 (R1-D70).

**Z-19-02 Wayne and Darlene Gillow:** An application to amend the Gila County Zoning Map for APN # 301-08-232 currently designated for C2 (Commercial Two District) to R1-D12 (Residential One District, Density District 12), allowing the applicant to have a residential home on the property. This property is currently vacant land located in Strawberry, AZ.

**Z-19-03 Park Model Resorts:** An application to amend the Gila County Zoning Map for APN # 201-08-074E currently designated for GU (General Unclassified District) to GU (General Unclassified) with a T (Trailer District) overlay to allow for a park model development. This property is currently vacant land located in Tonto Basin, AZ.

The Board of Supervisors hearing date will be continued if the Planning and Zoning Commission has not given a recommendation. Interested persons may file a statement in writing for or against or appear and be heard at the dates set forth. Citizens can mail their statements to the addresses below.

Information on the above-mentioned cases is available for review in the Gila County Community Development Department located at 745 N. Rose Mofford Way, Globe, AZ or 608 E. Hwy 260, Payson, AZ during normal business hours. Comments can also be sent to [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov) or (928) 402-8514.

**DATED AND POSTED** this 5th Day of June, 2019.

Gila County Planning and Zoning Commission

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Michelle Dahlke  
Senior Planner  
Gila County Community Development

**PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING**



LEGAL NOTICE  
GILA COUNTY  
PLANNING AND ZONING COMMISSION  
AND THE GILA COUNTY BOARD OF SUPERVISORS

**NOTICE IS HEREBY GIVEN** that the Gila County Planning and Zoning Commission will hold a public hearing on the following applications on Thursday, June 20, 2019 beginning at 10:00 A.M. The hearing will take place in the Community Development Conference Room, located at 745 N. Rose Mofford Way, Globe, AZ and will be simultaneously telecast to the Board of Supervisors Conference Room at 608 E. State Hwy 260, Payson, AZ. The Gila County Board of Supervisors will hold a public hearing on the following applications on Tuesday, July 9, 2019 at 10:00 A.M. The hearing will take place in the Board of Supervisors Hearing Room, located at 1400 E. Ash Street, Globe, AZ and will be simultaneously telecast to the Board of Supervisors Conference Room located at 608 E. Hwy 260, Payson, AZ.

**Z-19-01 Don Randall and Autumn Kinzer (Re-Hearing)**- The Planning & Zoning Commission will re-hear this application for the sole purpose of correcting an error made to the APN # associated with the property located at 168 West Hunt Ranch Road, Pine, Arizona 85544. The correct APN # is 301-32-002R. The applicant is requesting to amend the Gila County Zoning Map from Residence One District Density 175 (R1-D175) to Residence One District Density 70 (R1-D70).

**Z-19-02 Wayne and Darlene Gillow:** An application to amend the Gila County Zoning Map for APN # 301-08-232 currently designated for C2 (Commercial Two District) to R1-D12 (Residential One District – Density District 12), allowing the applicant to have a residential home on the property. This property is currently vacant land located in Strawberry, AZ.

**Z-19-03 Park Model Resorts (Kevin Lollar and Michael Middleton):** An application to amend the Gila County Zoning Map for APN # 201-08-074E currently designated for GU (General Unclassified District) to GU (General Unclassified District) with a T overlay (Trailer District), allowing the applicant to construct a park model development on property. This property is currently vacant land located in Tonto Basin, AZ.

The Board of Supervisors hearing date will be continued if the Planning and Zoning Commission has not given a recommendation. Interested persons may file a statement in writing for or against or appear and be heard at the dates set forth. Citizens can mail their statements to the addresses below.

Information on the above-mentioned cases is available for review in the Gila County Community Development Department located at 745 N. Rose Mofford Way, Globe, AZ or 608 E. Hwy 260, Payson, AZ during normal business hours. Comments can also be sent to [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov) or (928) 402-8514.

By: \_\_\_\_\_

Michelle Dahlke

Gila County Community Development

## Loya, Shealene

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**To:** Michelle Dahlke  
**Subject:** FW: Neighborhood meeting for Z-19-03  
**Attachments:** Untitled.PDF

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

From: KEVIN LOLLAR [mailto:lollelectric@gmail.com]  
Sent: Wednesday, May 22, 2019 9:10 AM  
To: Dahlke, Michelle  
Subject: Neighborhood meeting for Z-19-03

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

Three people showed up to our meeting. The meeting was very positive, everyone in attendance was happy for the new project. Below are some of the concerns that were brought up and our answers to those concerns. Please let me know if you need anything else.

1. Do we have enough water? We have a deal in place with the water company to provide a holding tank on the property which will enhance the water service to everyone in the district. Also the water company is purchasing additional property to add an additional well. With these two things the water company is confident in supplying us with water while improving the water for existing customers.
2. Are we gonna have trees? Yes we plan on having many trees on the property, they will be watered by our affluent water from our treatment plant.
3. Are we gonna have a fence? Yes we will have a decorative fence in the front, and maybe a privacy fence to the south.
4. Are we paying taxes? Yes we will be paying property taxes and rental taxes to the county. The owners of the park models will pay tax also.
5. Will we have RV's on the site? We will offer some rental space to RV's during the construction and sell out of the phases. Our plan is to have all spaces rented to new park models at the end with no RV's.

That was it.

Thanks  
Kevin Lollar

# NEIGHBORHOOD MEETING SIGN IN SHEET

Gila County Case Number: 2-19-03

Neighborhood Meeting Date: 5-21-19

Name	Property Address	Email Address and/or Phone #
Alice Fetter	276 Canterbury	520-490-4503
RON STARKY	101 STARKY LN	928-970-0148
MARGARET RAMBO	PO BOX 760 103 E Sunny Hollow	928-978-0260





**STAFF REPORT  
TO THE  
BOARD OF SUPERVISORS  
GILA COUNTY CASE NUMBER Z-19-03**

**APPLICATION TO REZONE TO TRAILER DISTRICT OVERLAY**



**Public Hearing  
July 9, 2019  
610 East Highway 260  
Payson, Arizona**

### **Case Details**

<b>Gila County Case Number:</b>	Z-19-03
<b>Request:</b>	Rezone to Trailer District Overlay
<b>Purpose of Request:</b>	To construct a recreational vehicle park
<b>Owner:</b>	RESORTS LLC
<b>Applicant:</b>	Kevin Lollar and Michael C. Middleton

### **Property Details**

<b>Assessor Parcel Number:</b>	201-08-074E
<b>Property Address:</b>	Parcel C of Survey Map No. 3032, Records of Gila County, Arizona
<b>Property Location:</b>	Tonto Basin, Arizona
<b>Parcel Size:</b>	22.79 acres
<b>Current Zoning Designation:</b>	General Unclassified
<b>Current Comprehensive Plan Designation:</b>	Multi-Functional Corridor
<b>Current Land Use:</b>	Vacant
<b>Surrounding Land Uses:</b>	<b>North</b> – GU <b>East</b> – GU <b>South</b> – GU <b>West</b> – Forest Service Land

### **Property Background**

Per Gila County records, there is no zoning or building permit activity associated with the Subject Property

### **Citizen Participation**

The applicant held a neighborhood meeting on May 21, 2019 in which adjoining property owners were invited. Per the applicant, three people attended the meeting. Per notes from this meeting provided by the applicant, the neighbors raised the following concerns:

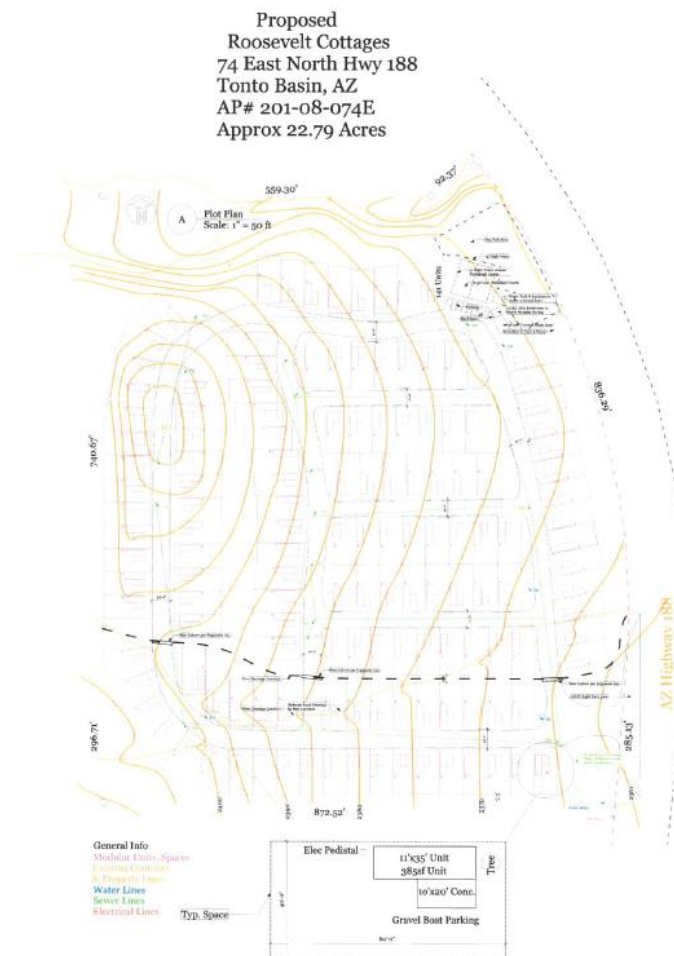
- Will the project have enough water? The applicant informed the meeting attendees that they are contracting with the Tonto Basin Water Company to provide a holding tank on the Subject Property.
- Will there be trees planted with this project? The applicant confirmed there will be many trees planted that will be watered by the affluent water from their treatment plant.
- Will there be a fence to screen the project? The applicant indicated there will be a decorative fence along the front of the Subject Property and possible a privacy fence along the south.
- Will the applicant pay taxes? The applicant explained they will pay the County both property and rental taxes and that the owners of the recreational vehicle park will also pay a tax.

- Will there be recreational vehicles on the property? The applicant informed the attendees that there will be recreational vehicles on the Subject Property.

County staff has not been contacted by anyone regarding this project to date.

### **Description of Proposal**

The applicant intends to develop the Subject Property with 130 to 145 recreational vehicle spaces. Per the applicant, recreational vehicles that occupy the rental spaces shall be no older than 10 years of age.



Per the conceptual Development Plan above, the applicant will construct a park with hiking trails, pickle ball courts, a BBQ area and a small dog park. The internal roads will be paved and all common areas will be landscaped with a plant palette compatible with the natural environment in the area. Each space will be approximately 3,200 square feet in size that will fit a 385 SF recreational vehicle unit (11' by 35'). Each space will contain an electric pedestal along with a 300 SF concrete driveway and a gravel area for boat parking. The majority of the common area amenities will be located on the northeastern portion of the Subject Property and access will be via

Highway 188 at the southern boundary. Please note that the applicant will need to obtain Development Plan approval after the rezoning takes place which will involve a detailed review of the proposed infrastructure, lot layout, access, screening, lighting, parking, trash and setbacks.



### **Staff Review and Analysis**

In analyzing this request, staff reviewed the current zoning designations and existing land uses of the surrounding area, the Zoning Ordinance and Comprehensive Plan. Land to the north, east and south of the Subject Property is zoned General Unclassified with a Comprehensive Plan land use designation of Multi-Functional Corridor. Land to the west is forest land. To the north of the Subject Property are residential uses and to the south, a mix of residential and commercial uses.

The General Unclassified zoning district permits farm and non-farm residential uses, farms, ranches, recreational and commercial uses. Recreational vehicle parks are permitted subject to a Trailer District Overlay.

Given the mixed nature of the General Unclassified zoning district and Multi-Functional Corridor land use designation of the Subject Property and the area in general, staff believes the proposed development will not negatively impact the surrounding area. Rezoning the Subject Property with a Trailer District Overlay will not change the underlying uses permitted in the General Unclassified zoning district. It is simply a zoning tool to enable the applicant to develop the Subject Property as proposed.

### **Staff Recommendation**

Staff recommends approval of the request to rezone the Subject Property with a Trailer District Overlay.

**ARF-5445**

**Public Hearing 3. C.**

**Regular BOS Meeting**

Meeting Date: 07/09/2019

Submitted For: Scott Buzan, Community Development Director

Submitted By: Scott Buzan, Community Development Director

Department: Community Development Division: Planning and Zoning

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Information

Request/Subject

Public hearing to adopt Ordinance No. 2019-04 which authorizes the modification of the Zoning Map for the Unincorporated Areas of Gila County for parcel number 301-32-002R, located at 168 West Hunt Ranch Road in Strawberry, AZ, and owned by Don Randall.

Background Information

Planning and Zoning Division Case No. Z-19-01 is an application submitted by Autumn Kinzer to change the zoning for parcel number 301-32-002R, from Residential One Density 175 (R1-D175) to Residential One Density 70 (R1-D70) to allow the property to be split into two lots. According to the Gila County Assessor's map, the existing parcel is 4.02 acres in size.

The Planning and Zoning Commission met on April 18, 2019 and recommends the Board of Supervisors' approval of Case No. Z-19-01 with the conditions stated in the recommendation.

Arizona Revised Statute (A.R.S.) § 11-251.05- Ordinances (C) states, *"Prior to adoption, amendment or repeal of an ordinance under this section, the board of supervisors shall hold a public hearing thereon at least fifteen days' notice of which shall be given by one publication in a newspaper of general circulation in the county seat. After adopted or amended, the ordinance shall be published at least once in a newspaper of general circulation in the county seat."*

Case No. Z-19-01 was posted in the Arizona Silver Belt newspaper on June 5, 2019, for the Planning & Zoning Commission's public hearing and April 25, 2019 for the Board of Supervisor's public hearing. The property was also posted on May 1, 2019. In addition, a public participation meeting (citizen review process) was held on February 10, 2019.



### Evaluation

Staff does not believe the rezoning of the Subject Property to R1-D70 will be out of character with the surrounding area nor have a detrimental impact on adjacent properties. The parcels will be in conformance with the Comprehensive Plan land use designation of Residential (1-2 du/ac) which dictates one to two dwelling units per acre, and through the Minor Land Division process; the County will ensure the resulting parcels will meet the minimum requirements of the R1-D70 zoning district.

Additionally, there will be no visible change on the Subject Property from what currently exists after the parcels are split. The access will be the same and no new structures are currently proposed. Any new structures must meet the County Zoning Ordinance requirements and building permits, where required, must be obtained.

### Conclusion

Rezoning of the subject property to R1-D70 will not have a detrimental impact on adjacent properties for several reasons. First, the two lots that will be created will be in conformance with R1 zoning district development standards. Additionally, splitting the parcel into two lots will be in conformance with the Comprehensive Plan and there will be no visual change from the look of the subject property after the property is split.

### Recommendation

Staff recommends that the Board of Supervisors conduct the public hearing and after the public hearing has been closed, vote to continue this agenda item to the Board of Supervisors' July 23, 2019, Special Meeting to allow various County departments time to complete their review of the Ordinance.

### Suggested Motion

Convene a public hearing to hear citizens who may wish to comment on proposed Ordinance No. 2019-04 which modifies the Zoning Map for Unincorporated Areas of Gila County by changing the zoning of Assessor's parcel number 301-32-002R from Residential One Density 175 (R1-D175) to Residence One District with a District Density of 70 (R1-D70) to allow the property owners to construct a single family residence; and consider continuing this agenda item to the Board of Supervisors' July 23, 2019, Special Meeting to allow various County departments time to complete their review of the Ordinance. **(Scott Buzan)**

Legal Ad for Case No. Z-19-01

Staff Report for Case No. Z-19-01

Posting for Case No. Z-19-01

Citizen Review Process for Case No. Z-19-01

Ordinance for Case No. Z-19-01

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LEGAL NOTICE  
GILA COUNTY  
PLANNING AND ZONING COMMISSION  
AND THE GILA COUNTY BOARD OF SUPERVISORS

**NOTICE IS HEREBY GIVEN** that the Gila County Planning and Zoning Commission will hold a public hearing on the following applications on Thursday, June 20, 2019 beginning at 10:00 A.M. The hearing will take place in the Community Development Conference Room, located at 745 N. Rose Mofford Way, Globe, AZ and will be simultaneously telecast to the Board of Supervisors Conference Room at 608 E. State Hwy 260, Payson, AZ. The Gila County Board of Supervisors will hold a public hearing on the following applications on Tuesday, July 9, 2019 at 10:00 A.M. The hearing will take place in the Board of Supervisors Hearing Room, located at 1400 E. Ash Street, Globe, AZ and will be simultaneously telecast to the Board of Supervisors Conference Room located at 608 E. Hwy 260, Payson, AZ.

**Z-19-01 Don Randall and Autumn Kinzer (Re-Hearing)**- The Planning & Zoning Commission will re-hear this application for the sole purpose of correcting an error made to the APN # associated with the property located at 168 West Hunt Ranch Road, Pine, Arizona 85544. The correct APN # is 301-32-002R. The applicant is requesting to amend the Gila County Zoning Map from Residence One District Density 175 (R1-D175) to Residence One District Density 70 (R1-D70).

**Z-19-02 Wayne and Darlene Gillow:** An application to amend the Gila County Zoning Map for APN # 301-08-232 currently designated for C2 (Commercial Two District) to R1-D12 (Residential One District – Density District 12), allowing the applicant to have a residential home on the property. This property is currently vacant land located in Strawberry, AZ.

**Z-19-03 Park Model Resorts (Kevin Lollar and Michael Middleton):** An application to amend the Gila County Zoning Map for APN # 201-08-074E currently designated for GU (General Unclassified District) to GU (General Unclassified District) with a T overlay (Trailer District), allowing the applicant to construct a park model development on property. This property is currently vacant land located in Tonto Basin, AZ.

The Board of Supervisors hearing date will be continued if the Planning and Zoning Commission has not given a recommendation. Interested persons may file a statement in writing for or against or appear and be heard at the dates set forth. Citizens can mail their statements to the addresses below.

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By: \_\_\_\_\_

Michelle Dahlke

Gila County Community Development





**STAFF REPORT**  
**TO THE**  
**PLANNING AND ZONING COMMISSION**  
**GILA COUNTY CASE NUMBER Z-19-01**  
**RE-HEAR APPLICATION TO REZONE TO R1-D70**



**Public Hearing**  
**June 20, 2019**  
**610 East Highway 260**  
**Payson, Arizona**

## **Case Details**

<b>Gila County Case Number:</b>	Z-19-01
<b>Request:</b>	Rezone to R1-D70
<b>Purpose of Request:</b>	To split the parcel into two separate lots
<b>Owner:</b>	Don Randall
<b>Applicant:</b>	Autumn Kinzer

## **Property Details**

<b>Assessor Parcel Number:</b>	301-32-002R
<b>Property Address:</b>	168 West Hunt Ranch Road
<b>Property Location:</b>	Strawberry, Arizona
<b>Parcel Size:</b>	4.02 acres
<b>Current Zoning Designation:</b>	R1-D175
<b>Current Comprehensive Plan Designation:</b>	Residential (1 to 2 dwelling units per acre)
<b>Current Land Use:</b>	Single family residential (two existing homes)

<b>Surrounding Land Uses:</b>	<b>North</b> – R1-D175 <b>East</b> – R1-D175 <b>South</b> – R1-D175 <b>West</b> – R1-D175
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## **Property Background**

- Per County records, one residence was constructed in 1920 while the other one was built in 2005.
- April 18, 2019 - The Planning and Zoning Commission recommended approval of the rezoning request.
- The purpose of re-hearing the subject rezoning request is to correct an error made to the Assessor Parcel Number associated with this request on the required legal ad and sign posting for the April 18, 2019 Planning and Zoning Commission meeting.

## **Citizen Participation**

- On February 10, 2019 the applicant held a neighborhood meeting to inform adjoining property owners about the rezoning request. The applicant met separately with an additional neighbor later in February to discuss their plans. According to the information provided by the applicant, the adjacent property owners have not expressed any concerns regarding the rezoning. To date, no telephone calls, emails or letters have been received by the County staff regarding the rezoning request.



Staff does not believe the rezoning of the Subject Property to R1-D70 will be out of character with the surrounding area nor have a detrimental impact on adjacent properties. The parcels will be in conformance with the Comprehensive Plan land use designation of Residential (1-2 du/ac) which dictates one to two dwelling units per acre, and through the Minor Land Division process; the County will ensure the resulting parcels will meet the minimum requirements of the R1-D70 zoning district. Additionally, there will be no visible change on the Subject Property from what currently exists after the parcels are split. The access will be the same and no new structures are currently proposed. Any new structures must meet the County Zoning Ordinance requirements and building permits, where required, must be obtained.

### **Staff Recommendation**

Staff recommends approval of the rezoning request subject to the following stipulation:

1. The applicant shall obtain Minor Land Division approval from the Gila County Community Development Department.

# ZONING HEARING GILA COUNTY

## PUBLIC NOTICE

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**Z-19-01 Don Randall and Autumn Kinzer (Re-Hearing)**- The Planning & Zoning Commission will re-hear this application for the sole purpose of correcting an error made to the APN # associated with the property located at 168 West Hunt Ranch Road, Pine, Arizona 85544. The correct APN # is 301-32-002R. The applicant is requesting to amend the Gila County Zoning Map from Residence One District, Density District 175 (R1-D175) to Residence One District, Density District 70 (R1-D70).

**Z-19-02 Wayne and Darlene Gillow:** An application to amend the Gila County Zoning Map for APN # 301-08-232 currently designated for C2 (Commercial Two District) to R1-D12 (Residential One District, Density District 12), allowing the applicant to have a residential home on the property. This property is currently vacant land located in Strawberry, AZ.

**Z-19-03 Park Model Resorts:** An application to amend the Gila County Zoning Map for APN # 201-08-074E currently designated for GU (General Unclassified District) to GU (General Unclassified) with a T (Trailer District) overlay to allow for a park model development. This property is currently vacant land located in Tonto Basin, AZ.

The Board of Supervisors hearing date will be continued if the Planning and Zoning Commission has not given a recommendation. Interested persons may file a statement in writing for or against or appear and be heard at the dates set forth. Citizens can mail their statements to the addresses below.

Information on the above-mentioned cases is available for review in the Gila County Community Development Department located at 745 N. Rose Mofford Way, Globe, AZ or 608 E. Hwy 260, Payson, AZ during normal business hours. Comments can also be sent to [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov) or (928) 402-8514.

**DATED AND POSTED** this 5th Day of June, 2019.

Gila County Planning and Zoning Commission

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Michelle Dahlke  
Senior Planner  
Gila County Community Development

**PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING**

Dear, Randall's

We are writing you this letter informing you that Don Randall, Donny and Becky Randall and Sam and Autumn Kinzer are going to split our property and with the zoning we do not have enough land to split it. We have been working with Gila County and we want to change the density of only our partial to D70. The reason we are doing this is because right now both houses are on the same mortgage, and we are splitting it into Donny and Becky Randall and Sam and Autumn Kinzer name.

Thanks so much Don Randall, Donny and Becky Randall and Sam and Autumn Kinzer

Robert J Randall  
PO Box 185  
Pine, Az 85544

17

Dear Kent and Lori Chandler,

We are writing you this letter informing you that Don Randall, Donny and Becky Randall and Sam and Autumn Kinzer are going to split our property and with the zoning we do not have enough land to split it. We have been working with Gila County and we want to change the density of only our partial to D70. The reason we are doing this is because right now both houses are on the same mortgage, and we are splitting it into Donny and Becky Randall and Sam and Autumn Kinzer name.

Thanks so much Don Randall, Donny and Becky Randall and Sam and Autumn Kinzer

Don Chandler  
Lori Kent Chandler  
131 W Hunt Creek Road  
PO Box 325  
Pine, AZ 85544

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8





ORDINANCE NO. 2019-

**AN ORDINANCE OF THE GILA COUNTY BOARD OF SUPERVISORS MODIFYING THE ZONING MAP FOR UNINCORPORATED AREA OF GILA COUNTY TO CHANGE THE ZONING FOR ASSESSOR'S PARCEL NUMBER 301-32-002R FROM RESIDENTIAL ONE DENSITY 175 (R1-D175) TO RESIDENCE ONE DISTRICT WITH A DISTRICT DENSITY OF 70 (R1-D70) TO ALLOW THE PROPERTY OWNERS TO CONSTRUCT A SINGLE-FAMILY RESIDENCE.**

**WHEREAS**, an application was filed by Autumn Kinzer, Gila County Planning and Zoning Case No. Z-19-01, to modify the Gila County Zoning Map for the Unincorporated Area of Gila County for Assessor's parcel number 301-32-002R; and

**WHEREAS**, the Gila County Board of Supervisors adopted the Gila County Planning and Zoning Ordinance on September 8, 1959; and

**WHEREAS**, the Planning and Zoning Commission held a duly noticed public hearing on June 20, 2019, and unanimously recommended approval of the modification requested; and

**WHEREAS**, the Board of Supervisors held a duly noticed public hearing on July 9, 2019; and

**WHEREAS**, the Board of Supervisors has determined that the findings for a change in zoning district (as listed below) from the Gila County Zoning Ordinance, Section 104.1-Zoning Map, have been met.

1. The change is consistent with the goals, objectives and policies of the Gila County Zoning Ordinance and the Comprehensive Master Plan.
2. The change is in the interest of or will further the public health, safety, comfort, convenience and welfare of Gila County residents.



3. The change will not adversely affect the established character of the surrounding neighborhood nor be detrimental to adjacent properties.

**NOW, THEREFORE, BE IT RESOLVED** that the Gila County Board of Supervisors has **approved/denied** the application submitted by Don Randall and Autumn Kinzer to modify the Zoning Map for the Unincorporated Area of Gila County with regard to Assessor's parcel number 301-32-002R whereby the zoning will be changed from Residential One District with a Density of 175 to Residence One District with a District Density of 70 (R1-D70) to allow the property owners to construct a single family residence, with the following conditions (if any):

**PASSED AND ADOPTED** this 9th day of July 2019, at Globe, Gila County, Arizona.

**Attest:**

**GILA COUNTY BOARD OF SUPERVISORS**

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Marian Sheppard  
Clerk of the Board

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Tim R. Humphrey, Chairman

**Approved as to form**

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Jefferson R. Dalton  
Deputy Gila County Attorney,  
Civil Bureau Chief  
*for* Bradley D. Beauchamp, County Attorney

**ARF-5540**

**Public Hearing 3. D.**

**Regular BOS Meeting**

Meeting Date: 07/09/2019

Submitted For: Scott Buzan, Community Development Director

Submitted By: Shealene Loya, Administrative Assistant

Department: Community Development Division: Planning and Zoning

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Information

Request/Subject

Public hearing to adopt Ordinance No. 2019-05 which authorizes the modification of the Zoning Map for Unincorporated Areas of Gila County for parcel number 301-08-232 known as Lot 89 of Strawberry View #2 subdivision in Strawberry, AZ, and owned by Wayne and Darlene Gillow.

Background Information

Planning and Zoning Department Case No. Z-19-02 is an application filed by Wayne and Darlene Gillow to change the zoning for parcel number 301-08-232 from Commercial Two District (C2) to Residence One District with a District Density of 12 (R1-D12) to allow the property owners to construct a single family residence. According to the Gila County Assessor's map, the existing parcel is 1.41 acres in size.

The Planning & Zoning Commission met on June 20, 2018 and recommends the Board of Supervisors' approval of Case No. Z-19-02 with the condition stated in the recommendation.

Arizona Revised Statute (A.R.S.) § 11-251.05-*Ordinances (C)* states, "*Prior to adoption, amendment or repeal of an ordinance under this section, the board of supervisors shall hold a public hearing thereon at least fifteen days' notice of which shall be given by one publication in a newspaper of general circulation in the county seat. After adopted or amended, the ordinance shall be published at least once in a newspaper of general circulation in the county seat*"

Case No. Z-19-02 was posted in the Arizona Silver Belt newspaper on June 5, 2019, for the Planning & Zoning Commission's public hearing and the Board of Supervisor's public hearing. The property was also posted on June 5, 2019, for the Planning and Zoning hearing and the Board of Supervisor's hearing. In addition, a public participation meeting (citizen review process) was held

on April 27, 2019 with only one person attending.

### Evaluation

Staff reviewed the current zoning designation and existing land uses of the surrounding areas of this property in the Zoning Ordinance and Comprehensive Plan and found that the surrounding area is predominantly residential with large areas of forest service land to the east. The existing Comprehensive land use designation for the area to the east of the Subject Property is Residential (2 – 3.5 dwelling units per acre) while the Subject Property and the two parcels to the immediate north, have a land use designation of Multi-Functional Corridor, which permits a mixture of land uses.

### Conclusion

There are many residential properties located within the Multi-Function Corridor along Highway 87 and therefore, the use of the Subject Property for residential uses is consistent with this land use designation. the proposed R1-12 zoning designation and residential use for the Subject Property is consistent with both the Residential (2-3.5 dwelling unit per acre) and Multi-Functional Corridor land use designations in terms of density and scale of development. Finally, rezoning the Subject Property to the R1-12 zoning district will enable the property owner to develop the parcel into a single-family residence which will be compatible with the surrounding area.

### Recommendation

Staff recommends that the Board of Supervisors conduct the public hearing and after the public hearing has been closed, vote to continue this agenda item to the Board of Supervisors' July 23, 2019, Special Meeting to allow various County departments time to complete their review of the Ordinance.

### Suggested Motion

Convene a public hearing to hear citizens who may wish to comment on proposed Ordinance No. 2019-05 which modifies the Zoning Map for Unincorporated Areas of Gila County by changing the zoning of Assessor's parcel number 301-08-232 from Commercial Two District (C2) to Residence One District with a District Density of 12 (R1-D12) to allow the property owners to construct a single family residence; and consider continuing this agenda item to the Board of Supervisors' July 23, 2019, Special Meeting to allow various County departments time to complete their review of the Ordinance. **(Scott Buzan)**

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## Attachments

Staff Report for Case No. Z-19-02

Posting for Case No. Z-19-02

Legal Ad for Case No. Z-19-02

Citizen Review Process for Case No. Z-19-02

Ordinance for Case No. Z-19-02

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**STAFF REPORT**  
**TO THE**  
**PLANNING AND ZONING COMMISSION**  
**GILA COUNTY CASE NUMBER Z-19-02**  
**APPLICATION TO REZONE TO R1-12**



**Public Hearing**  
**June 20, 2019**  
**610 East Highway 260**  
**Payson, Arizona**

## Case Details

<b>Gila County Case Number:</b>	Z-19-02
<b>Request:</b>	Rezone to R1-12
<b>Purpose of Request:</b>	To construct a single family residence
<b>Owner:</b>	Wayne and Darlene Gillow
<b>Applicant:</b>	Wayne Gillow

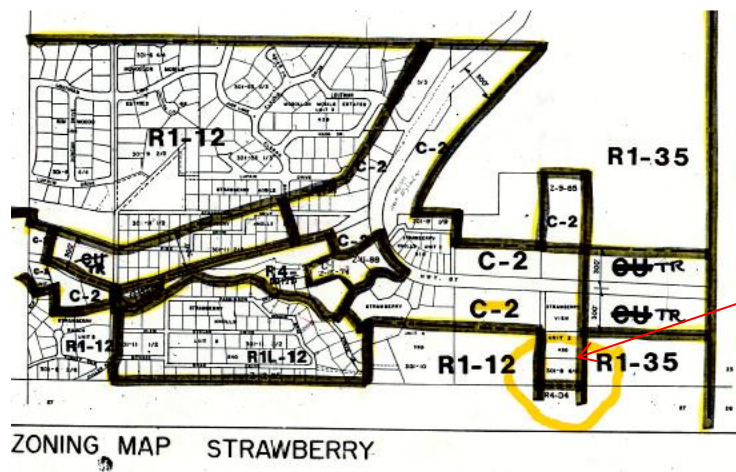
## Property Details

<b>Assessor Parcel Number:</b>	301-08-232
<b>Property Address:</b>	Lot 89, Strawberry View #2
<b>Property Location:</b>	Strawberry, Arizona
<b>Parcel Size:</b>	1.41 acres
<b>Current Zoning Designation:</b>	C-2
<b>Current Comprehensive Plan Designation:</b>	Multi-Functional Corridor
<b>Current Land Use:</b>	Vacant

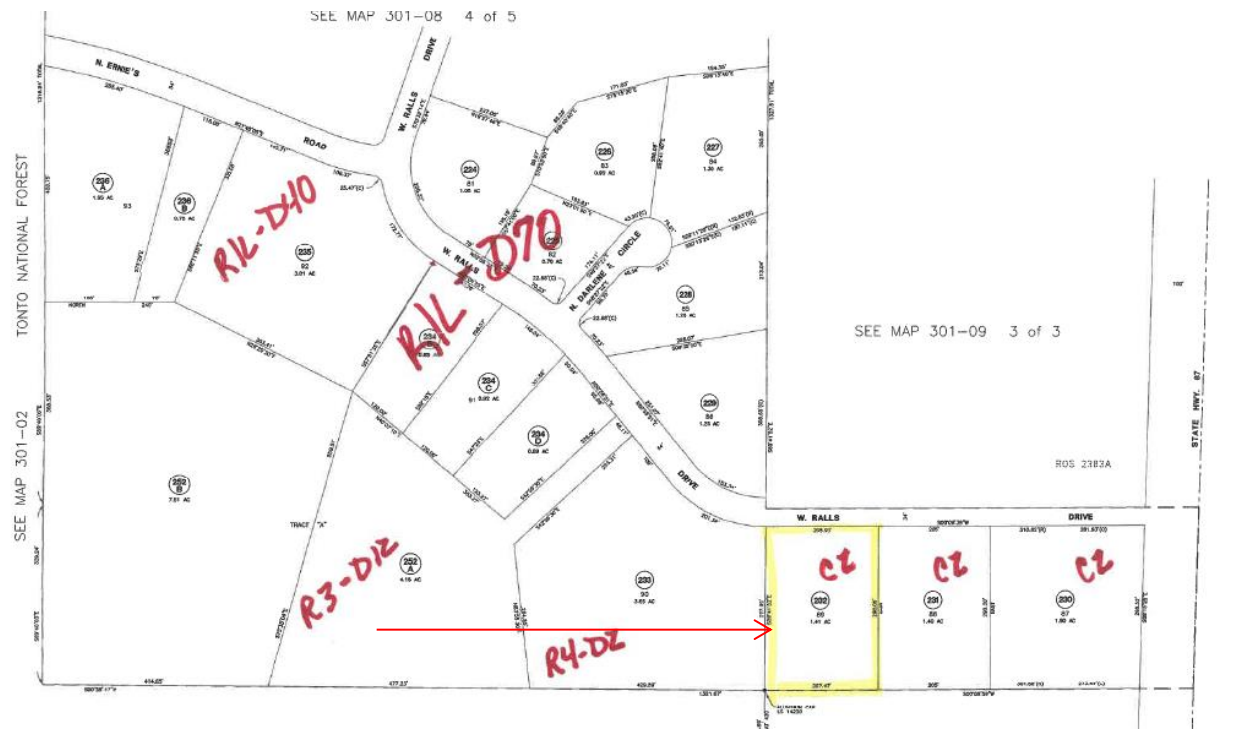
<b>Surrounding Land Uses:</b>	<b>North</b> – C-2
	<b>East</b> – Forest Land
	<b>South</b> – R-4-D12
	<b>West</b> – C-2 and R1

## Property Background

Per Gila County records, the Subject Property has always had a zoning designation of C-2. Below is a historic zoning map of the area. The current zoning map is shown on the following page for reference.







There is no record of any prior zoning requests or County-issued permits on file.

### **Citizen Participation**

The applicant held a neighborhood meeting on April 27, 2019 in which adjoining property owners were invited. Per the applicant, one person attended the meeting. Signed letters from the property owners directly to the south, the west (directly across Ralls Drive), to the southwest (across Ralls Drive) and to the north (one parcel away from the immediate parcel to the north) were received indicating approval of the request. While an invitation was sent to the immediate property owner to the north, there has been no comment in support or opposition to the request received by the applicant or the County to date.

### **Staff Review and Analysis**

In analyzing this request, staff reviewed the current zoning designations and existing land uses of the surrounding area, the Zoning Ordinance and Comprehensive Plan. With the exception of The Strawberry Bear restaurant to the north, the surrounding area is predominantly residential with a large swath of forest service land to the east. The existing Comprehensive land use designation for the area to the east of the Subject Property is Residential (2 – 3.5 dwelling units per acre) while the Subject Property and the two parcels to the immediate north, all the way to Highway 87, have a land use designation of Multi-Functional Corridor. The Multi-Function Corridor land use designation permits a mixture of land uses that respond to “the unique opportunities, scale and functions that exist in the different areas of the County.” There are many residential properties located within the Multi-Function Corridor along Highway 87 and in the opinion of staff; the use of the Subject Property for residential uses is consistent with this land use designation. Additionally, the proposed R1-12 zoning designation and residential use for the

Subject Property is consistent with both the Residential (2-3.5 dwelling unit per acre) and Multi-Functional Corridor land use designations in terms of density and scale of development. Finally, rezoning the Subject Property to the R1-12 zoning district will enable the property owner to develop the parcel into a single-family residence which will be compatible with the surrounding area.

### **Staff Recommendation**

Staff recommends approval of the request to rezone the Subject Property from C-2 to R1-12.



# ZONING HEARING GILA COUNTY

## PUBLIC NOTICE

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**DATED AND POSTED** this 5th Day of June, 2019.

Gila County Planning and Zoning Commission

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Michelle Dahlke  
Senior Planner  
Gila County Community Development

**PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING**

LEGAL NOTICE  
GILA COUNTY  
PLANNING AND ZONING COMMISSION  
AND THE GILA COUNTY BOARD OF SUPERVISORS

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By:  for \_\_\_\_\_  
Michelle Dahlke  
Gila County Community Development

## Citizen participation sample letter

Please see the below sample letter that has been sent to all neighbors within the notification area. This letter will be sent by return receipt mail.

Re: Strawberry View 2, Lot 89

Dear Arthur Deiley and Kelley Harris:

My wife and I are the new owners of the above referenced lot on Ralls Drive in Strawberry, Arizona.

We would like to build a private residence on this lot and are working to rezone it from Commercial to Residential.

To get this rezoning approved, we are required to receive approval from the adjacent property owners in the area.

We will be holding a meeting to discuss any concerns you might have on Saturday, April 27<sup>th</sup>. The Bear Restaurant

at 5 pm. If you would like to attend this meeting, please contact me at 480-510-2912. If you have concerns or questions and are unable to attend this meeting, please contact my representative, John Beebe at 520-861-1566.

If you approve this rezoning, please sign below and return this letter in the self-addressed,

stamped envelope provided.

Thank you,

Wayne and Darlene Gillow

Phoenix, Arizona

APPROVAL FOR REZONING OF STRAWBERRY VIEW 2, Lot 89:

Arthur Deiley

Date

Kelley Harris

Date

April 17, 2019

Alison Mettler  
Tonto National Forest  
2324 E. McDowell Rd.  
Phoenix, AZ 85006

Re: Strawberry View 2, Lot 89

Dear Ms. Mettler:

My wife and I are the new owners of the above referenced lot on Ralls Drive in Strawberry, Arizona. We would like to build a private residence on this lot and are working to rezone it from Commercial 2 to Residential.

In order to get this rezoning approved, we are required to notify the adjacent property owners in the area.

We will be holding a meeting to discuss any concerns on Saturday, April 27<sup>th</sup> at the Bear Restaurant at 5 pm. If you would like to attend this meeting, please contact me at 480-510-2912, for planning purposes. If you have concerns or questions and are unable to attend this meeting, please contact my representative, John Beebe at 520.861.1566.

Thank you,

*Wayne Gillow*

Wayne Gillow  
Phoenix, Arizona

*Darlene Gillow*

Darlene Gillow

April 17, 2019

5402 Bellview LLC  
C/O Randy Paulsen  
16428 E. Kingstree Blvd.  
Fountain Hills, AZ 85268

Re: Strawberry View 2, Lot 89

Dear Mr. Paulsen:

My wife and I are the new owners of the above referenced lot on Ralls Drive in Strawberry, Arizona. We would like to build a private residence on this lot and are working to rezone it from Commercial 2 to Residential.

In order to get this rezoning approved, we are required to notify the adjacent property owners in the area.

We will be holding a meeting to discuss any concerns on Saturday, April 27<sup>th</sup> at the Bear Restaurant at 5 pm. If you would like to attend this meeting, please contact me at 480-510-2912, for planning purposes. If you have concerns or questions and are unable to attend this meeting, please contact my representative, John Beebe at 520.861.1566.

If you approve of this rezoning, please sign below and return this letter in the self-addressed, stamped envelope provided.

Thank you,

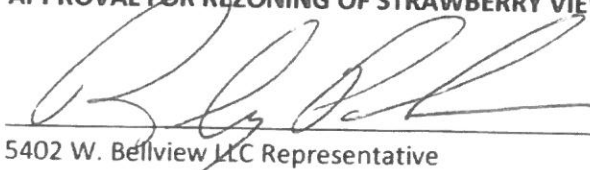


Wayne Gillow  
Phoenix, Arizona



Darlene Gillow

**APPROVAL FOR REZONING OF STRAWBERRY VIEW 2, Lot 89:**



04-20-19

5402 W. Bellview LLC Representative

Date

April 17, 2019

Arthur Deiley and Kelley Harris  
Deiley Family Trust  
15753 E. Sunflower Drive  
Fountain Hills, AZ 85268

Re: Strawberry View 2, Lot 89

Dear Arthur Deiley and Kelley Harris:

My wife and I are the new owners of the above referenced lot on Ralls Drive in Strawberry, Arizona. We would like to build a private residence on this lot and are working to rezone it from Commercial 2 to Residential.

In order to get this rezoning approved, we are required to notify the adjacent property owners in the area.

We will be holding a meeting to discuss any concerns on Saturday, April 27<sup>th</sup> at the Bear Restaurant at 5 pm. If you would like to attend this meeting, please contact me at 480-510-2912, for planning purposes. If you have concerns or questions and are unable to attend this meeting, please contact my representative, John Beebe at 520.861.1566.

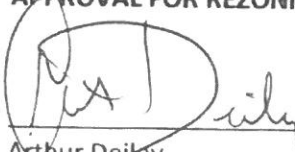
If you approve of this rezoning, please sign below and return this letter in the self-addressed, stamped envelope provided.

Thank you,

Wayne Gillow  
Phoenix, Arizona

  
Darlene Gillow

**APPROVAL FOR REZONING OF STRAWBERRY VIEW 2, Lot 89:**

  
Arthur Deiley  
4/27/19  
Date

  
Kelley Harris  
4/27/19  
Date



April 17, 2019

Lisa Ann Bramhoff  
7783 Ralls Drive  
Strawberry, AZ 85544

*THE BEAR RESTAURANT*

Re: Strawberry View 2, Lot 89

Dear Ms. Bramhoff:

My wife and I are the new owners of the above referenced lot on Ralls Drive in Strawberry, Arizona. We would like to build a private residence on this lot and are working to rezone it from Commercial 2 to Residential.

In order to get this rezoning approved, we are required to notify the adjacent property owners in the area.

We will be holding a meeting to discuss any concerns on Saturday, April 27<sup>th</sup> at the Bear Restaurant at 5 pm. If you would like to attend this meeting, please contact me at 480-510-2912, for planning purposes. If you have concerns or questions and are unable to attend this meeting, please contact my representative, John Beebe at 520.861.1566.

If you approve of this rezoning, please sign below and return this letter in the self-addressed, stamped envelope provided.

Thank you,

*Wayne Gillow*

Wayne Gillow  
Phoenix, Arizona

*Darlene Gillow*

Darlene Gillow

**APPROVAL FOR REZONING OF STRAWBERRY VIEW 2, Lot 89:**

\_\_\_\_\_  
Lisa Ann Bramhoff

Date

April 17, 2019

John and Maureen Botkin  
121 N. California Street, Unit 32  
Chandler, AZ 85225

Re: Strawberry View 2, Lot 89

Dear Mr. and Mrs. Botkin:

My wife and I are the new owners of the above referenced lot on Ralls Drive in Strawberry, Arizona. We would like to build a private residence on this lot and are working to rezone it from Commercial 2 to Residential.

In order to get this rezoning approved, we are required to notify the adjacent property owners in the area.

We will be holding a meeting to discuss any concerns on Saturday, April 27<sup>th</sup> at the Bear Restaurant at 5 pm. If you would like to attend this meeting, please contact me at 480-510-2912, for planning purposes. If you have concerns or questions and are unable to attend this meeting, please contact my representative, John Beebe at 520.861.1566.

If you approve of this rezoning, please sign below and return this letter in the self-addressed, stamped envelope provided.

Thank you,



Wayne Gillow  
Phoenix, Arizona



Darlene Gillow

**APPROVAL FOR REZONING OF STRAWBERRY VIEW 2, Lot 89:**

  
\_\_\_\_\_  
John Botkin

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Maureen Botkin

\_\_\_\_\_  
Date



April 17, 2019

Twelve and Eight/Tenths Strawberry LLC  
C/O Randy Paulsen  
16428 E. Kingstree Blvd.  
Fountain Hills, AZ 85268

Re: Strawberry View 2, Lot 89

Dear Mr. Paulsen:

My wife and I are the new owners of the above referenced lot on Ralls Drive in Strawberry, Arizona. We would like to build a private residence on this lot and are working to rezone it from Commercial 2 to Residential.

In order to get this rezoning approved, we are required to notify the adjacent property owners in the area.

We will be holding a meeting to discuss any concerns on Saturday, April 27<sup>th</sup> at the Bear Restaurant at 5 pm. If you would like to attend this meeting, please contact me at 480-510-2912, for planning purposes. If you have concerns or questions and are unable to attend this meeting, please contact my representative, John Beebe at 520.861.1566.

If you approve of this rezoning, please sign below and return this letter in the self-addressed, stamped envelope provided.

Thank you,

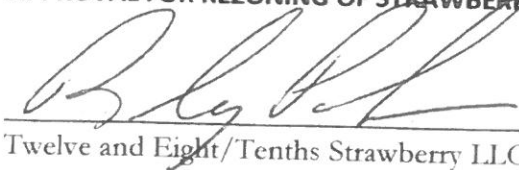


Wayne Gillow  
Phoenix, Arizona



Darlene Gillow

**APPROVAL FOR REZONING OF STRAWBERRY VIEW 2, Lot 89:**

 04-20-19  
Twelve and Eight/Tenths Strawberry LLC Date

To whom it may concern at Gila County Planning and Zoning,

Date: 2-10-2019

Home owners meeting 2-10-2019

For parcel density change 301-32-002R

Attending was Kent and Lori Chandler and Robert and Sally Randall.

We explained to them that we changing the parcel density to D70 and all attended where more than happy to sign our papers and said if we need any help with anything else to have anyone call them.

Kent and Lori Chandler ....928-476-2263

Robert and Sally Randall...928-978-0298

Thank you, Don Randall, Donny and Becky Randall, and Sam and Autumn Kinzer

⑤

John Walter,

We are writing you this letter to inform you that we are working trying to change the density of our property to D70. Donny and Becky Randall and Sam and Autumn Kinzer are wanting to split the parcel that we are on in half and to do that we have to change the density to D70.

We met on Thursday 3-7-2019 on John Walter property and I am ok with everything mentioned above.

JOHN E. WALTER



PO Box 394

PIWE, AZ, 85544

602-377-3088

7 MARCH 2019



ORDINANCE NO. 2019-

**AN ORDINANCE OF THE GILA COUNTY BOARD OF SUPERVISORS MODIFYING THE ZONING MAP FOR UNINCORPORATED AREA OF GILA COUNTY TO CHANGE THE ZONING FOR ASSESSOR'S PARCEL NUMBER 301-08-232 FROM COMMERCIAL TWO DISTRICT (C2) TO RESIDENCE ONE DISTRICT WITH A DISTRICT DENSITY OF 12 (R1-D12) TO ALLOW THE PROPERTY OWNERS TO CONSTRUCT A SINGLE-FAMILY RESIDENCE.**

**WHEREAS**, an application was filed by Wayne and Darlene Gillow, Gila County Planning and Zoning Case No. Z-19-02, to modify the Gila County Zoning Map for the Unincorporated Area of Gila County for Assessor's parcel number 301-08-232; and

**WHEREAS**, the Gila County Board of Supervisors adopted the Gila County Planning and Zoning Ordinance on September 8, 1959; and

**WHEREAS**, the Planning and Zoning Commission held a duly noticed public hearing on June 20, 2019, and unanimously recommended approval of the modification requested; and

**WHEREAS**, the Board of Supervisors held a duly noticed public hearing on July 9, 2019; and

**WHEREAS**, the Board of Supervisors has determined that the findings for a change in zoning district (as listed below) from the Gila County Zoning Ordinance, Section 104.1-Zoning Map, have been met.

1. The change is consistent with the goals, objectives and policies of the Gila County Zoning Ordinance and the Comprehensive Master Plan.
2. The change is in the interest of or will further the public health, safety, comfort, convenience and welfare of Gila County residents.

3. The change will not adversely affect the established character of the surrounding neighborhood nor be detrimental to adjacent properties.

**NOW, THEREFORE, BE IT RESOLVED** that the Gila County Board of Supervisors has **approved/denied** the application submitted by Wayne and Darlene Gillow to modify the Zoning Map for the Unincorporated Area of Gila County with regard to Assessor's parcel number 301-08-232 whereby the zoning will be changed from Commercial Two District (C2) to Residence One District with a District Density of 12 (R1-D12) to allow the property owners to construct a single family residence, with the following conditions (if any):

**PASSED AND ADOPTED** this 9th day of July 2019, at Globe, Gila County, Arizona.

**Attest:**

**GILA COUNTY BOARD OF SUPERVISORS**

---

Marian Sheppard  
Clerk of the Board

---

Tim R. Humphrey, Chairman

**Approved as to form**

---

Jefferson R. Dalton  
Deputy Gila County Attorney,  
Civil Bureau Chief  
*for* Bradley D. Beauchamp, County Attorney