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MAR 29 2016

MARICOPA COUNTY  
CLERK BOARD OF SUPERVISORS

**SPECIAL TAXING DISTRICT  
IMPACT STATEMENT  
FOR  
WHITE FENCE FARMS 1 IRRIGATION WATER DELIVERY DISTRICT**

Pursuant to the provisions of A.R.S. 48-261 and 48-263 the undersigned submit the following and enclosed as an impact statement for the proposed White Fence Farms 1 Irrigation Water Delivery District.

**A. LEGAL DESCRIPTION OF BOUNDARIES OF PROPOSED DISTRICT:**

Lots 1 through 54 of WHITE FENCE FARM 1 Subdivision, according to Book 133 of Maps, page 22, records of Maricopa County, Arizona; EXCEPT any portion of said Lots that has been Dedicated as Right of Way.

**TOGETHER WITH**

Lot 15 of BRISTOL SQUARE Subdivision, according to Book 400 of Maps, page 31, records of Maricopa County, Arizona; EXCEPT the South 134 feet thereof.

EXHIBIT A - The White Fence Farms 1 Irrigation Water Delivery District Map – see attached. The proposed district is 70.914 acres.

Pursuant to A.R.S. 48-3422, the location at which irrigation water will be obtained, the approximate distance and the means by which the water will be carried is also included in Exhibit A.

**B. ESTIMATE ASSESSED VALUATION IN THE PROPOSED DISTRICT:**

The estimated (2015) assessed valuation for the area within the boundaries of the proposed district is \$1,436,063.

**C. ESTIMATED CHANGE IN TAX RATE IF THE DISTRICT IS FORMED:**

The estimated change in the property tax liability as a result of the proposed Irrigation water delivery district is an increase of \$100.00 per acre per year.

**PROPERTY TAX LIABILITY:**

As a result of the proposed district, the change in the property tax liability of a typical resident is as follows.

EXAMPLE: A typical resident at the proposed secondary tax rate of \$100.00 per acre per year would have an estimated property tax liability (based on 1-1/2 acres average, typical lot size) of \$150.00 per year as a result of the creation of the proposed district.

**D. BENEFITS TO BE DERIVED FROM THE PROPOSED DISTRICT:**

A water district is a legally tested structure that will ensure a well-maintained system for the long-term future of White Fence Farms 1 irrigation delivery system. It will provide the following benefits to the residents of the district.

1. Organization and funding of a long-term maintenance/improvement plan for the existing irrigation system.
2. It will ensure consistent monies are available for the rapid repair and maintenance of the irrigation delivery system.
3. A mechanism for funding necessary repairs to the existing irrigation system
4. Everyone will share equally in the maintenance and distribution of water.
5. It will ensure open conduct of business by the Board of Directors.

**E. INJURIES RESULTING FROM THE PROPOSED DISTRICT:**

As a result of the proposed district, some of the injuries that will result are as follows:

1. A nominal increase in annual property tax of \$150.00, based on a typical property within the proposed district.

**F. PROPOSED MEMBERS OF THE ORGANIZING BOARD;**

1. Daniel Utley  
9229 S. 156th Pl  
Gilbert, AZ 85234  
Business Owner/Engineering

2. Kathy Aleman  
9634 S. 157th Pl  
Gilbert, AZ 85234  
Business Owner/Real Estate

3. John Burk  
9838 S. 156th Pl  
Gilbert, AZ 85234  
Retired

## G. SCOPE OF SERVICES

A description of the scope of services to be provided by the district during the first five years of operation:

1. The board will determine what needs to be done on an annual basis to maintain the irrigation system in a proactive manner. Based on the last 3 years of repairs, it is estimated that ongoing annual repairs of the water delivery system would be approximately \$5,000.00. These items will include, but not be limited to the following:
  - a. Patch and repair the open ditch delivery system.
  - b. Make repairs & provide clean out of the underground delivery system as needed.
  - c. Repair or replace primary delivery gates shared by the district. (Excluding yard gates & checks, as these are the property owners responsibility?)
  
2. The Board will work with SRP in an effort to reduce water usage and educate our members on preservation and best usage of water.

Dated this 18<sup>th</sup> day of November, 2015.

Daniel Utley  
Printed Name

  
Signature

Kathy Aleman  
Printed Name

  
Signature

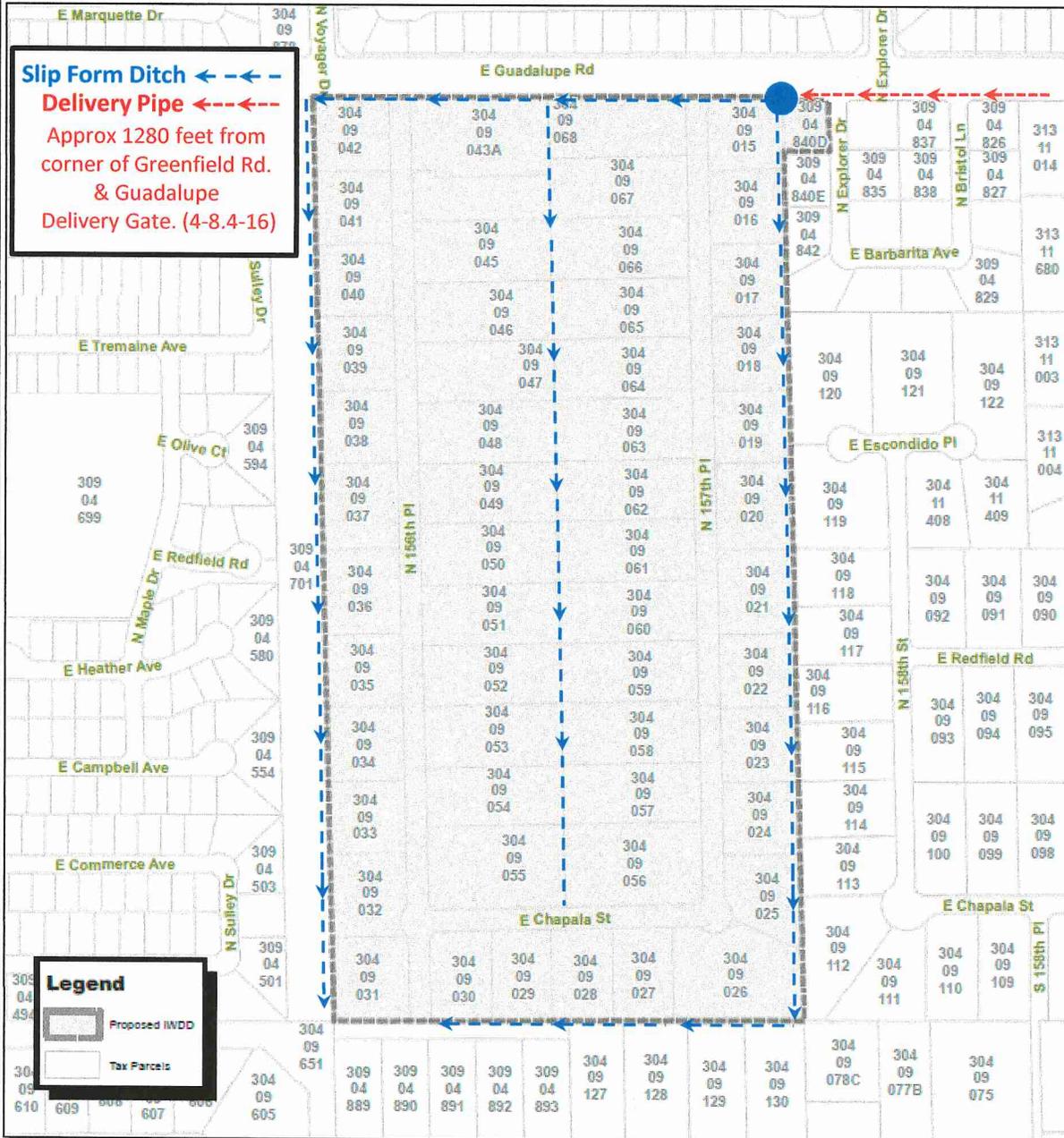
John Burk  
Printed Name

  
Signature

# EXHIBIT A

## PROPOSED WHITE FENCE FARMS 1 IWDD

Slip Form Ditch ← - - - -  
 Delivery Pipe ← - - - -  
 Approx 1280 feet from  
 corner of Greenfield Rd.  
 & Guadalupe  
 Delivery Gate. (4-8.4-16)



**Legend**  
 Proposed IWDD  
 Tax Parcels

**DISCLAIMER**  
 Requester/Purchaser understands and agrees that Maricopa County does not guarantee the accuracy of the data and information requested and hereby expressly disclaims any responsibility for the truth, lack of truth, validity, invalidity, accuracy, inaccuracy of any said data and information. The parcel lines on maps are for illustration purposes only and are not intended to be used as a survey product. Requester/Purchaser accepts responsibility for Requester/Purchaser's unauthorized use or transmission of any such data or information in its actual or altered form.



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Date: Wednesday, September 30, 2015 Time: 15:50:13 PM

Created By: gingelly

BEFORE THE BOARD OF SUPERVISORS OF MARICOPA COUNTY

In the matter of the Application and Petition for the formation of an Irrigation Water Delivery District to be known as: White Fence Farms 1 Irrigation Water Delivery District No. \_\_\_.

CONSENT OF TOWN OF GILBERT

TO: THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, STATE OF ARIZONA

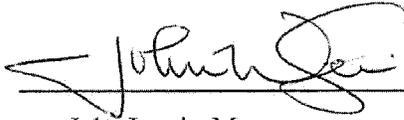
John Lewis, being first duly sworn upon his oath, deposes and says:

That he is the Mayor of the Town of Gilbert.

That the lands to be included within the White Fence Farms 1 Irrigation Water Delivery District are within the Town of Gilbert.

That the Town of Gilbert consents to the formation of said irrigation water delivery district and said action was duly authorized by resolution dated January 28<sup>th</sup>, 2016.

That he has read this Consent and knows the contents thereof and that the matters and things contained herein are true and correct to the best of his knowledge, information, and belief.

  
John Lewis, Mayor

SUBSCRIBED AND SWORN TO before me this 28 day of January, 2016.



  
Notary Public

My Commission Expires:  
Jan. 20, 2017

**EXHIBIT "C"**

**BEFORE THE BOARD OF SUPERVISORS OF MARICOPA COUNTY**

In the Matter of the Application and )	<b>CONSENT OF SALT RIVER PROJECT</b>
Petition for the Formation of an Irrigation )	<b>AGRICULTURAL IMPROVEMENT</b>
Water Delivery District to be known as: )	<b>AND POWER DISTRICT AND SALT</b>
White Fence Farms 1 Irrigation Water )	<b>RIVER VALLEY WATER USERS'</b>
Delivery District of Maricopa County No. ___)	<b>ASSOCIATION, COLLECTIVELY</b>
	<b>REFERRED TO AS SRP.</b>

**TO: THE BOARD OF SUPERVISORS OF MARICOPA COUNTY,  
STATE OF ARIZONA**

Erica Trapp, being first duly sworn upon her oath, deposes and says:

That she is the Director of Water Delivery Services of the SRP.

That the lands to be included within the White Fence Farms 1 Irrigation Water Delivery District are within the Salt River Project Agricultural Improvement and Power District and the Salt River Valley Water Users' Association.

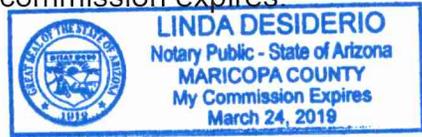
That the Board of Directors of the Salt River Project Agricultural Improvement and Power District and the Board of Governors of the Salt River Valley Water Users' Association consent to the formation of said Irrigation Water Delivery District and said action was duly authorized by resolutions dated March 5, 2001.

That she has read this Consent and knows the content thereof and that the matters and things contained herein are true and correct to the best of her own knowledge, information, and belief.

*[Handwritten signature]*  
\_\_\_\_\_

SUBSCRIBED AND SWORN TO before me this 9<sup>th</sup> day of March, 2016

My commission expires:



*[Handwritten signature: Linda Desiderio]*  
\_\_\_\_\_

Notary Public

Parcel No	Owner Name	Mailing Address	City	State	Zip	Situs Address	Situs City	Situs Zip	Land FCV	Improvement FCV	Total FCV	Total LPV	Total		Assessed Value	Exempt Value	Net Assessed Value	Average		
													Assessed Value	Assessed Value						
1	304-09-058	ALEMAN JOHN W/KATHY K	GILBERT	AZ	85234	9634 S 157TH PL	GILBERT	AZ	85234	\$112,700	\$450,900	\$563,600	\$429,660	\$42,966	\$0	\$42,966	\$0	\$42,966	1.501	
2	304-09-035	ALLRED JOHN M	GILBERT	AZ	85234	PO BOX 806	GILBERT	AZ	85234	\$77,300	\$309,200	\$386,500	\$268,653	\$26,865	\$0	\$26,865	\$0	\$26,865	1.001	
3	304-09-016	BERGEGON PHILIP W	GILBERT	AZ	85234	9219 S 157TH PL	GILBERT	AZ	85234	\$79,600	\$318,500	\$398,100	\$294,525	\$29,453	\$0	\$29,453	\$0	\$29,453	1.003	
4	304-09-031	BURK JOHNNY W JR/DENISE A	GILBERT	AZ	85234	9838 S 156TH PL	GILBERT	AZ	85234	\$57,500	\$230,200	\$287,700	\$201,086	\$20,109	\$0	\$20,109	\$0	\$20,109	1.151	
5	304-09-032	CHARFORD INC	PHOENIX	AZ	85018	9820 E CAMELBACK RD SUITE 180	GILBERT	AZ	85234	\$57,500	\$228,400	\$285,900	\$200,739	\$20,074	\$0	\$20,074	\$0	\$20,074	1.113	
6	304-09-027	CLIFF RONALD PAUL/ROCHELLE MARTIN TR	GILBERT	AZ	85234	15715 E CHAPALA	GILBERT	AZ	85234	\$49,900	\$199,900	\$249,800	\$172,904	\$17,290	\$0	\$17,290	\$0	\$17,290	1.056	
7	304-09-053	CONNORS KATHRYN M/FITZPATRICK MICHAEL J	GILBERT	AZ	85234	9635 S 156TH PL	GILBERT	AZ	85234	\$87,800	\$351,400	\$439,200	\$312,774	\$31,277	\$0	\$31,277	\$0	\$31,277	1.500	
8	304-09-050	CRAYS FAMILY TRUST	GILBERT	AZ	85234	9449 S 156TH PL	GILBERT	AZ	85234	\$63,500	\$254,000	\$317,500	\$236,313	\$23,631	\$0	\$23,631	\$0	\$23,631	1.498	
9	304-09-036	CRUM JACK L & SCARLETT L	GILBERT	AZ	85234	9602 S 156TH PL	GILBERT	AZ	85234	\$63,800	\$255,300	\$319,100	\$218,642	\$21,864	\$0	\$21,864	\$0	\$21,864	1.167	
10	304-09-045	DANIEL ERIC & STACEY LEE UTLEY REV LIV TRUST	GILBERT	AZ	85234	9229 S 156TH PL	GILBERT	AZ	85234	\$93,300	\$373,200	\$466,500	\$340,841	\$34,084	\$0	\$34,084	\$0	\$34,084	1.497	
11	304-09-056	DICKSON WILLIAM DAVID/ CYNTHIA LYNN	GILBERT	AZ	85234	15716 E CHAPALA ST	GILBERT	AZ	85234	\$118,800	\$475,400	\$594,200	\$433,818	\$43,382	\$0	\$43,382	\$0	\$43,382	2.070	
12	304-09-018	DUBA WAYNE R/ELIZABETH R	GILBERT	AZ	85234	9401 S 157TH PL	GILBERT	AZ	85234	\$71,900	\$287,800	\$359,700	\$255,024	\$25,502	\$0	\$25,502	\$0	\$25,502	1.006	
13	304-09-068	EASLEY ANITA RAE	GILBERT	AZ	85234	9202 S 157TH PL	GILBERT	AZ	85234	\$50,900	\$203,600	\$254,500	\$174,174	\$17,417	\$0	\$17,417	\$0	\$17,417	1.510	
14	304-09-030	ELIZABETH WILSON DUGAN TRUST	IMPERIAL BEACH	CA	91932	15623 E CHAPALA ST,	GILBERT	AZ	85234	\$52,700	\$210,900	\$263,600	\$182,490	\$18,249	\$0	\$18,249	\$0	\$18,249	0.997	
15	304-09-015	FORBES MICHAEL RYAN	GILBERT	AZ	85234	9201 S 157TH PL	GILBERT	AZ	85234	\$60,100	\$240,400	\$300,500	\$216,216	\$21,622	\$0	\$21,622	\$0	\$21,622	1.007	
16	304-09-046	FOSHEE JEFFREY JESS/BRENDA LYNN TR	GILBERT	AZ	85234	9243 S 156TH PL	GILBERT	AZ	85234	\$83,700	\$334,900	\$418,600	\$312,659	\$31,266	\$0	\$31,266	\$0	\$31,266	1.499	
17	304-09-020	FOX FAMILY TRUST	GILBERT	AZ	85234	9433 S 157TH PL	GILBERT	AZ	85234	\$62,100	\$248,700	\$310,800	\$199,469	\$19,947	\$0	\$19,947	\$0	\$19,947	1.197	
18	304-09-047	GALLAGHER MICHAEL C/KAREN S TR	GILBERT	AZ	85234	9401 S 156TH PL	GILBERT	AZ	85234	\$71,700	\$287,100	\$358,800	\$250,289	\$25,029	\$0	\$25,029	\$0	\$25,029	1.497	
19	304-09-063	GIESZL FRED V/CAROLYN F TR	GILBERT	AZ	85234	9402 S 157TH PL	GILBERT	AZ	85234	\$86,900	\$347,700	\$434,600	\$339,686	\$33,969	\$0	\$33,969	\$0	\$33,969	1.501	
19	304-09-064	GIESZL FRED V/CAROLYN F TR	GILBERT	AZ	85234	9402 S 157TH PL	GILBERT	AZ	85234	\$183,000	\$0	\$183,000	\$146,685	\$23,470	\$0	\$23,470	\$0	\$23,470	1.499	
20	304-09-043A	GURR KEVANN/SHERRI	GILBERT	AZ	85234	9201 S 156TH PL	GILBERT	AZ	85234	\$120,300	\$481,500	\$601,800	\$392,469	\$39,247	\$0	\$39,247	\$0	\$39,247	1.960	
21	304-09-022	HAL AND PAMELA ROTCHADL REVOCABLE TRUST	GILBERT	AZ	85234	9619 S 157TH PL	GILBERT	AZ	85234	\$96,000	\$384,200	\$480,200	\$358,859	\$35,886	\$0	\$35,886	\$0	\$35,886	1.008	
22	304-09-059	HANSCHKE BRIAN ALFRED & MARGARET YOUNG	GILBERT	AZ	85234	9620 S 157TH PL	GILBERT	AZ	85234	\$71,600	\$286,600	\$358,200	\$266,574	\$26,657	\$0	\$26,657	\$0	\$26,657	1.499	
23	304-09-049	HARTLELOO CONRAD/HORN DIANE TR	GILBERT	AZ	85234	9435 S 156TH PL	GILBERT	AZ	85234	\$71,700	\$286,800	\$358,500	\$256,757	\$25,676	\$0	\$25,676	\$0	\$25,676	1.498	
24	304-09-055	HILLS DENVER LEVI/CAROLYN ANN TR	GILBERT	AZ	85234	9819 S 156TH PL	GILBERT	AZ	85234	\$83,300	\$333,200	\$416,500	\$300,416	\$30,042	\$0	\$30,042	\$0	\$30,042	2.069	
25	304-09-067	HUDNALL STEVEN M/THERESA A	GILBERT	AZ	85234	9218 S 157TH PL	GILBERT	AZ	85234	\$74,000	\$296,300	\$370,300	\$273,389	\$27,339	\$0	\$27,339	\$0	\$27,339	1.500	
26	304-09-025	HUGER ROBERT/PAMELA	GILBERT	AZ	85234	9823 S 157TH PL	GILBERT	AZ	85234	\$57,000	\$228,100	\$285,100	\$209,171	\$20,917	\$0	\$20,917	\$0	\$20,917	1.093	
27	304-09-044A	IHLE RICHARD N/DEBORAH L	GILBERT	AZ	85234	9219 S 156TH PL	GILBERT	AZ	85234	\$56,300	\$225,200	\$281,500	\$198,198	\$19,820	\$0	\$19,820	\$0	\$19,820	1.173	
28	304-09-040	JANOE JEFF W	GILBERT	AZ	85234	9236 S 156TH PL	GILBERT	AZ	85234	\$99,800	\$399,200	\$499,000	\$349,619	\$34,962	\$0	\$34,962	\$0	\$34,962	0.999	
29	304-09-048	JOHNS BRIAN T/TRASIE L	MESA	AZ	85210	159 S CENTER ST	GILBERT	AZ	85234	\$69,800	\$279,400	\$349,200	\$261,030	\$26,103	\$0	\$26,103	\$0	\$26,103	1.498	
30	309-04-840D	KELLOGG ERIC M/KRISTI M	GILBERT	AZ	85234	15807 E GUADALUPE RD	GILBERT	AZ	85234	\$39,400	\$157,700	\$197,100	\$131,901	\$13,190	\$0	\$13,190	\$0	\$13,190	0.414	
31	304-09-026	KREUTER KENNETH V & DEBRA J	GILBERT	AZ	85234	15729 E CHAPALA ST	GILBERT	AZ	85234	\$83,600	\$334,700	\$418,300	\$299,723	\$29,972	\$0	\$29,972	\$0	\$29,972	2.066	
32	304-09-029	LANGSETH JAMEY L	GILBERT	AZ	85234	15637 E CHAPALA ST	GILBERT	AZ	85234	\$82,400	\$329,600	\$412,000	\$302,148	\$30,215	\$0	\$30,215	\$0	\$30,215	0.998	
33	304-09-042	LIMON SANTOS/LEANNNE/TURCOTT SHARLENE	GILBERT	AZ	85234	9202 S 156TH PL	GILBERT	AZ	85234	\$88,300	\$353,500	\$441,800	\$326,519	\$32,652	\$0	\$32,652	\$0	\$32,652	1.005	
34	304-09-057	LINK DOROTHY J/RICHARD H	GILBERT	AZ	85234	9802 S 157TH PL	GILBERT	AZ	85234	\$59,400	\$237,900	\$297,300	\$201,317	\$20,132	\$0	\$20,132	\$0	\$20,132	1.500	
35	304-09-024	LOOSE MARK/PAMELA	GILBERT	AZ	85234	9801 S 157TH PL	GILBERT	AZ	85234	\$70,900	\$283,600	\$354,500	\$252,483	\$25,248	\$0	\$25,248	\$0	\$25,248	1.010	
36	304-09-051	MCDONALD JOANN MOSSEY	PHOENIX	AZ	85051	7327 N 31ST DR	GILBERT	AZ	85234	\$73,600	\$294,400	\$368,000	\$287,040	\$28,704	\$0	\$28,704	\$0	\$28,704	1.497	
37	304-09-062	MEYER DAVID R/KAREN L	GILBERT	AZ	85234	9434 S 157TH PL	GILBERT	AZ	85234	\$82,200	\$328,800	\$411,000	\$291,291	\$29,129	\$0	\$29,129	\$0	\$29,129	1.499	
38	304-09-039	MILAS EMIL J	GILBERT	AZ	85234	9402 S 156TH PL	GILBERT	AZ	85234	\$76,000	\$304,200	\$380,200	\$270,386	\$27,039	\$0	\$27,039	\$0	\$27,039	0.999	
39	304-09-065	MURPHY SEAN J/MIRTA D	GILBERT	AZ	85234	9242 S 157TH PL	GILBERT	AZ	85234	\$79,300	\$317,300	\$396,600	\$270,501	\$27,050	\$0	\$27,050	\$0	\$27,050	1.500	
40	304-09-041	N/A	N/A	AZ	85234	N/A	GILBERT	AZ	85234	\$47,200	\$189,000	\$236,200	\$166,551	\$16,655	\$0	\$16,655	\$0	\$16,655	0.999	
41	304-09-034	NICHOLS BRYAN D/DEBORAH J	GILBERT	AZ	85234	9636 S 156TH PL	GILBERT	AZ	85234	\$72,400	\$289,800	\$362,200	\$253,638	\$25,364	\$0	\$25,364	\$0	\$25,364	1.000	
42	304-09-038	NICHOLS HUBERT A/NANCY A	GILBERT	AZ	85234	9420 S 156TH PL	GILBERT	AZ	85234	\$54,700	\$218,900	\$273,600	\$194,849	\$19,485	\$0	\$19,485	\$0	\$19,485	0.999	
43	304-09-066	NISBET BETTY G	PO BOX 1653	GLENDALE	AZ	85511	9228 S 157TH PL	GILBERT	AZ	85234	\$67,500	\$270,300	\$337,800	\$244,398	\$24,440	\$0	\$24,440	\$0	\$24,440	1.499
44	304-09-033	POSTERO ANTHONY S/NIKKI P	GILBERT	AZ	85234	9802 S 156TH PL	GILBERT	AZ	85234	\$57,800	\$231,500	\$289,300	\$184,338	\$18,434	\$0	\$18,434	\$0	\$18,434	1.000	
45	304-09-054	SKAFI FAMILY TRUST	GILBERT	AZ	85234	9801 S 156TH PL	GILBERT	AZ	85234	\$61,100	\$244,500	\$305,600	\$217,833	\$21,783	\$0	\$21,783	\$0	\$21,783	1.500	
46	304-09-060	SMITH GRADY M/GATEWOOD SHANNON L TR	GILBERT	AZ	85234	9602 S 157TH PL	GILBERT	AZ	85234	\$77,400	\$309,900	\$387,300	\$294,063	\$29,406	\$0	\$29,406	\$0	\$29,406	1.500	

White Fence Farms  
Property Owner List 10-12-2015

47	304-09-017	SMITH STEVE L/LORIL	9235 S 157TH ST	GILBERT AZ 85234	9235 S 157TH PL	GILBERT 85234	\$82,700	\$331,100	\$413,800	\$318,896	\$31,890	\$0	\$31,890	0.999
48	304-09-023	SPIRANY FAMILY LIVING TRUST	9633 S 157TH PL	GILBERT AZ 85234	9633 S 157TH PL	GILBERT 85234	\$99,100	\$396,700	\$495,800	\$360,707	\$36,071	\$0	\$36,071	1.008
49	304-09-037	STRADLING DAVID A/MICKIE L TR	9436 S 156TH PL	GILBERT AZ 85234	9436 S 156TH PL	GILBERT 85234	\$58,100	\$232,700	\$290,800	\$201,086	\$20,109	\$0	\$20,109	1.165
50	304-09-028	TANNER WILLIAM W/PHYLLIS L TR	15701 E CHAPALA ST	GILBERT AZ 85234	15701 E CHAPALA ST	GILBERT 85234	\$66,800	\$267,400	\$334,200	\$237,353	\$23,735	\$0	\$23,735	1.001
51	304-09-021	TRYON JAMES ROBERT/IVY JOLENE T	9601 S 157TH PL	GILBERT AZ 85234	9601 S 157TH PL	GILBERT 85234	\$51,300	\$205,200	\$256,500	\$181,335	\$18,134	\$0	\$18,134	1.170
52	304-09-052	WADE THOMAS W/IR/JULIA B	9621 S 156TH PL	GILBERT AZ 85234	9621 S 156TH PL	GILBERT 85234	\$61,300	\$245,400	\$306,700	\$218,411	\$21,841	\$0	\$21,841	1.518
53	304-09-061	WALTON JERRY L/MARCELLA M TR	9448 S 157TH PL	GILBERT AZ 85234	9448 S 157TH PL	GILBERT 85234	\$81,100	\$324,500	\$405,600	\$295,911	\$29,591	\$0	\$29,591	1.500
54	304-09-019	WEBSTER TIMOTHY D/ROBIN A	9417 S 157TH PL	GILBERT AZ 85234	9417 S 157TH PL	GILBERT 85234	\$61,400	\$245,800	\$307,200	\$216,794	\$21,679	\$0	\$21,679	1.001
							<b>\$4,119,100</b>	<b>\$15,752,400</b>	<b>\$19,871,500</b>	<b>\$14,272,601</b>	<b>\$1,436,063</b>	<b>\$0</b>	<b>\$1,436,063</b>	<b>70.914</b>