



**PINAL COUNTY**  
*wide open opportunity*

**PINAL COUNTY PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MINUTES OF May 17, 2012**

**PRESENT:** Mr. Hartman, Chairman  
Ms. Aguirre-Vogler, Member  
Mr. Faucette, Member  
Ms. Moritz, Member  
Mr. Riggins, Vice-Chairman  
Mr. Salas, Member  
Mr. Brown, Member  
Mr. Gutierrez, Member

**ABSENT:** Mr. Ellis, Member

**LEGAL STAFF PRESENT:**  
Ms. Grieb, Deputy County Attorney

**PLANNING STAFF PRESENT:**  
Mr. Stabley, Director  
Ms. Sarkissian, Planner I  
Ms. Cortez, Administrative Secretary  
Mr. Abraham, Planning Manager  
Mr. Denton, Planner II  
Ms. MacDonald, Planner II

**PUBLIC WORKS STAFF PRESENT:**  
Mr. Chow, Development Section Chief

The meeting was called to order at 9:01 a.m., this date by Chairman Hartman in the Emergency Operations Center (EOC) Hearing Room, Building F, Florence, Arizona.

**DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES: March 15, 2012**

The commission had no comments or questions on the minutes.

**MOTION**

Commissioner Salas made a motion to accept the minutes from March 15, 2012. Commissioner Moritz seconded the motion. Motion passed unanimously.

**DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES: April 17, 2012**

The commission had no comments or questions on the minutes.

**MOTION**

Commissioner Salas made a motion to accept the minutes from April 17, 2012. Commissioner Brown seconded the motion. Motion passed unanimously.

**PLANNING DIRECTORS DISCUSSION ITEMS**

Mr. Stabley stated Supervisor Bryan Martyn has resigned from the Board of Supervisors; on May 11 2012, Mr. Clark Smithson was elected as the new Board Member, he will be completing this term.

Chairman Hartman asked Mr. Stabley if Mr. Smithson will be running for Board of Supervisors, or would he be excluded from the ballot. Mr. Stabley stated he is not aware of Mr. Smithson being excluded from the ballot but Mr. Smithson has stated he has no intent to run. He will be running for Apache Junction Council Member, once his term as Supervisor is complete.

Mr. Stabley stated he has been working with Arizona Planning Association, there is a program being created called "Community Plan" and it is designed to have presentations for the smaller communities on helping with their planning efforts. There will be BETA testing on Thursday, May 31, 2012, from 9 a.m. to 3:30 p.m. Members of the community, employees from cities and towns and commissioners are encouraged to attend as testers. Mr. Stabley asked for a volunteer from the commission to be a tester for the new program. Commissioner Moritz volunteered with the approval of the Commission.

### **REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**

Mr. Stabley gave an update on the cases heard at the April 25, 2012, meeting: the Board of Supervisors denied both case PZ-PA-010-11 and SUP-013-11 for Tapia Trucking.

The Board of Supervisors denied case PZ-PD-011-11 for the Community Church, the applicant withdrew the zoning, and the Board of Supervisors has accepted the withdrawal and remanded the PAD to the Planning Commission. The case will be on the agenda for June 21, 2012.

### **New Cases**

**PZ-PD-004-12 - PUBLIC HEARING/ACTION:** Southwest Financial, LLC, landowner/applicant, UEB Design Build, LLC. c/o Paul Alessio, agent, requesting approval of an amendment to a Planned Area Development (PAD) Overlay District (PZ-PD-006-06) on 10± acres within the Bella Villagio PAD to plan and develop a church; situated in a portion of the N½ of Section 12, T03S, R07E G&SRB&M, tax parcel 509-02-002J (legal on file) (located adjacent to the south side of Skyline Drive approximately ¼ mile west of Gary Road, San Tan Valley area).

Mr. Denton read a portion of the staff report and used a power point presentation.

Chairman Hartman called the applicant forward.

Mr. Paul Alessio 6750 E. Camelback Rd Scottsdale, Arizona. Mr. Alessio came forward to address the Commission. Mr. Alessio used a power point presentation to give a brief description of the case.

Commissioner Aguirre-Vogler asked Mr. Denton how many total acres were in the original PAD. Mr. Denton responded there are ten (10) acres. There was not an overlay of fifty (50) acres in the PAD.

Ms. Grieb stated the applicant is keeping the PAD; they are only amending the uses.

Vice Chairman Riggins arrived at 9:24 am.

Chairman Hartman opened the meeting to the public. Hearing none, Chairman Hartman closed the public portion of the meeting.

### **MOTION**

Commissioner Aguirre-Vogler made a motion to approve case PZ-PD-004-12 with the attached fifteen (15) stipulations. Commissioner Moritz seconded the motion. Motion passed unanimously.

### **WORK SESSION**

Mr. AJ Blaha Public Works Director. Mr. Blaha came forward to address the Commission. Mr. Blaha reported the status on current projects.

## SR 347 railroad overpass

- City of Maricopa is working with ADOT on a Design Concept Report (DCR) and environmental document; the fees are being covered by the City of Maricopa.
- Anticipate the study will take two (2) years.
- Approximate cost for the overpass will be \$80 million, there are no current funds.
- Lobbyists are currently working on getting funding from the Federal Government, but no progress has been made.

Commissioner Aguirre-Vogler stated she was under the assumption there were fees being collected from the developers for the infrastructure. Hunt Highway was recommended for approval, and there are many upset people because the infrastructure has not been done. Commissioner Aguirre-Vogler asked Mr. Blaha if there are any fees collected from developers for the infrastructure. Mr. Blaha responded there are fees collected from developers that are developing roads in the county. The money has to be spent in unincorporated Pinal County, and that area is now City of Maricopa.

Commissioner Brown stated infrastructure does not go into anticipated residences, the people who live there pick up the cost when they purchase the homes, or with other fees. Mr. Blaha stated the boom started in 2002-2003, that is when the county did a study for impact fees. The impact fees are collected for anticipated growth. The fees are collected when the building permit is being issued; the county adopted the impact fees ordinance in January 2007. Unfortunately, in January 2007 is when most of the building had already occurred.

## I-10 Red Rock Interchange modifications

- The approved PAD required "Initial" modifications of the interchange after village two (2) has been completed.
- Currently, village two (2) is at 134 of 482 permits (28%).
- "Interim" modifications are to be made after 980 total units are built.
- Currently, there are 552 units permitted or constructed.

## Hunt Highway

- Plans are completed, waiting on ADOT to approve the Environmental Assessment report. They have said that should be done in the next couple of weeks
- Environment assessment will be forwarded to FHWA.
- Environment assessment has been with ADOT for over two (2) years.
- ADOT will manage the project; they will bid it out once they are satisfied that it is completed.
- ADOT has approved the Environment Assessment and sent it to FHWA, and should be complete by next calendar year, 2013.

Chairman Hartman stated in District 3, the connection of Highway 84 back to Hidden Valley, the alignment being made in that area is a productive change, instead of circling around the mountain you are being take through homeowner sites and into direct access to the lots, it is a much safer road.

Commissioner Aguirre-Vogler asked Mr. Blaha if there would be a lot of infrastructure going out to the rail yard at Red Rock, and if the County would be involved, and will, the Union Pacific pay for the infrastructure. Mr. Blaha responded they would pay for any infrastructure that requires for them to access that yard. The rail yard is currently scheduled to come off Park Link, but nothing has been set. Chairman Hartman stated on Park Link there is deterioration of the chip seal. Mr. Blaha stated Park Links is not designed for heavy trucking traffic, and it is deteriorating. Chairman Hartman asked if there was anything, the county could do to limit the weight that goes across. Mr. Blaha responded there would need to be an enforcement section with the Sheriff's department to stop them and weigh them

before going across. It is not so much the weight, a chip seal road is not designed for a lot of truck traffic. Another layer of chip seal might need to be added, to total three (3) tiers of chip seal. Commissioner Brown commends the Public Works Department on the good job they are doing. Commissioner Brown asked if it is possible to shorten the period between growth and infrastructure. Mr. Blaha responded it is possible when you have funding reserved.

Commissioner Moritz asked Mr. Blaha what percentage of the federal funding is going to cover in the areas that are unapproved on Hunt Highway. Mr. Blaha responded phase one is a mile and quarter, east of Thompson road about a mile after that there are four (4) lanes.

## **New Cases**

### **PZ-003-12 & PZ-PD-003-12 WILL BE DISCUSSED TOGETHER**

**PZ-003-12 - PUBLIC HEARING/ACTION:** Norton Karno, landowner/applicant, Lyle Richardson, agent requesting approval of a rezone request from (MHP) Manufactured Home Park Zone to (C-3) General Commercial on a 1.557± acre parcel; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval of case **PZ-PD-003-12**; situated in a portion of the SE¼ of Section 7, T1S, R9E G&SRB&M, tax parcel 104-11-017B (legal on file) (located off of Highway 60, south of Mountainbrook Drive in the Gold Canyon area)

**PZ-PD-003-12 - PUBLIC HEARING/ACTION** Norton Karno, landowner/applicant, Lyle Richardson, agent requesting approval of a Planned Area Development (PAD) Overlay District on a 1.557± acre parcel to plan and develop Montesa Commercial Center; pending and in conjunction with Board of Supervisors rezone approval of case **PZ-003-12**; situated in a portion of the SE¼ of Section 7, T1S, R9E G&SRB&M, tax parcel 104-11-017B (legal on file) (located off of Highway 60, south of Mountainbrook Drive in the Gold Canyon area)

Ms. MacDonald read a portion of the staff report and used a power point presentation.

Chairman Hartman asked Ms. MacDonald what the density is and if they can have a mobile home. Ms. MacDonald responded C-3 is commercial zoning district; it is one of the new zones that were recently approved.

Chairman Hartman called the applicant forward.

Mr. Lyle Richardson 5310 N Camino Real Tucson Arizona. Mr. Richardson came forward to address the Commission. Mr. Richardson gave a brief history of his request.

Commissioner Moritz stated she has concerns regarding the traffic flow; Montesa runs into Mountainbrook Drive, and it is not a road. The public exiting Gold Canyon RV & Golf Resort run into that traffic, adding another driveway for a retail center will only cause more congestion. Mr. Richardson stated they have looked at other possibilities; the applicant does not want to move farther south due to the design. The traffic engineer is looking into more possibilities to help with the traffic.

Mr. Richardson stated they agree with all the stipulations, including the requirement to submit a traffic analysis.

Commissioner Moritz asked what the plan is with Superstition Views, and the ADOT easement not being developed. She stated there is a concrete wall left from another project on ADOT property and asked if there are plans for this retail project that would improve the ADOT easement between this property and

the highway. Mr. Richardson stated part of a stipulation requires that a traffic analysis be submitted to ADOT.

Chairman Hartman asked if Public Works would have any input in removing the wall. Mr. Chow responded the wall is under ADOT right of way. Mr. Richardson stated he would have to look into the matter to determine where the wall is located. He added that if it is under their control, then they will remove the wall.

Commissioner Brown stated there is commercial property adjacent to that property. Commissioner Brown asked Mr. Richardson if they have spoken to the neighbors, about sharing access to all the properties. Mr. Richardson responded in order for that to happen, the zoning in the area would need to change. He added that ADOT has separation requirements and a signalized intersection may be necessary. Mr. Richardson stated the driveway belongs to Norton Karno and the property adjacent would need to have their own access point. Commissioner Brown asked if the applicant and neighboring property owners want separate access points from Highway 60, which may be a greater hassle than combining access points for all retailers. Mr. Richardson stated he believes there is a solution to the ingress and egress concern that the traffic analysis will find acceptable.

Commissioner Moritz stated that, according to a realtor in the area, there is about a 30% vacancy rate on commercial property. There is a concern with more empty retail stores, since it is a seasonal area. Mr. Richardson agreed with Commissioner Moritz, and stated the difference is the user owns the space, and for the next 18 months to two years, they will have a use for the property.

Commissioner Gutierrez asked Mr. Richardson what type of input was provided during the community meetings. Mr. Richardson responded there were similar questions to those raised by the Commission regarding safety and convenience of ingress and egress. In addition, there were other commercial property owners supporting the case.

Commissioner Moritz asked Mr. Richardson if models would be on display in the property, or if the property would be strictly retail. Mr. Richardson responded there would be manufactured home models on display, and once the Montesa development is complete, the models will go away and the site will be converted to retail.

Chairman Hartman opened the meeting to the public.

Mr. Pat Suddarth 7151 E US 60 Gold Canyon Arizona 85118. Mr. Suddarth came forward to speak about his concerns; he is not in favor, nor against the proposal. Mr. Suddarth main concern is the safety for the residents of the RV resort, which he manages.

Mr. Harry Beckmen 7151 E US 60 Gold Canyon Arizona 85118. Mr. Beckmen came forward to speak in opposition of the proposal. He stated the area has too much traffic including pedestrian traffic. There are hikers that walk across the Highway to get to the trails on the north.

Mr. Joe Downy 7373 E US 60 Gold Canyon Arizona 85118. Mr. Downy complemented staff on the department website adding that it is very informative and easy to navigate. Mr. Downy spoke in favor of the proposal and stated it is better to add retail than more manufactured homes and having additional residents would have a greater impact on the traffic.

Commissioner Brown agreed with Mr. Downy. Mr. Richardson also agreed, and stated the signal has prevented many accidents from occurring due to the speed on US-60. Mr. Richardson stated the traffic analysis would determine what is required, not only on site but also how traffic exits onto US-60.

Chairman Hartman asked if a septic system would be used. Mr. Richardson stated a septic system would not be used.

Commissioner Brown asked if the traffic analysis requires alterations, would that alter the intention to move forward. Mr. Richardson responded safety standards to solve the problem can be engineered, but if the solution was so cost ineffective that it would not be rational to implement the solution, they may choose to not move forward.

Chairman Hartman closed the public portion of the meeting.

Commissioner Moritz stated she is opposed to the case; there is not a clear picture of the safety in the area. She added the original wall that contained the current zoning should have been extended to the front line; the vacancy rate in the area is high; the safety issue is not clear; and it would not improve the appearance of the community.

Chairman Hartman asked Mr. Chow if Public Works would have the final say on whether it is safe. Mr. Chow responded the traffic analysis is for safety, they will be looking at access locations, distance between intersections and locations. The applicant would have to come up with a new entrance plan if what is currently proposed will not work.

Commissioner Gutierrez stated the current zoning would provide a lot more traffic, than what is being requested by the applicant.

**MOTION**

Vice-Chairman Riggins made a motion to forward PZ-003-12 with a favorable recommendation to the Board of Supervisors with the attached twenty-four (24) stipulations. Commissioner Salas seconded the motion.

Chairman Hartman requested a roll call vote.

Commissioner Aguirre-Vogler	Yes
Commissioner Faucette	Yes
Commissioner Brown	Yes
Commissioner Gutierrez	Yes
Commissioner Salas	Yes
Commissioner Moritz	No
Vice Chairman Riggins	Yes
Chairman Hartman	Yes

Commissioner Brown stated the current zoning would not be logical, appropriate and it adds more traffic. He stated that there is a chance to do a traffic analysis and make things safer; and there is a better opportunity to providing safety with the requested zoning change than without it.

Commissioner Moritz emphasized her comments from earlier.

Motion passed, seven (7) in favor and one (1) opposed.

**MOTION**

Vice-Chairman Riggins made a motion to forward PZ-PD-003-12 with a favorable recommendation to the Board of Supervisors with the attached twenty-four (24) stipulations. Commissioner Salas seconded the motion.

Chairman Hartman requested a roll call vote.

Commissioner Aguirre-Vogler	Yes
Commissioner Faucette	Yes
Commissioner Brown	Yes
Commissioner Gutierrez	Yes
Commissioner Salas	Yes
Commissioner Moritz	No
Vice Chairman Riggins	Yes
Chairman Hartman	Yes

Motion passed, seven (7) in favor and one (1) opposed.

BREAK 10:54 a.m.  
 RECONVENED 11:05 a.m

**PZ-PA-001-12, PZ-005-12 & PZ-PD-005-12 WILL BE DISCUSSED TOGETHER**

**PZ-PA-001-12 - PUBLIC HEARING/ACTION:** Camelhead Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a Non-Major Comprehensive Plan Amendment request from Employment to High Density Residential on 19.6± acres and from Very Low Density Residential to High Density Residential on 19.7± acres to allow recreational vehicles, park models and manufactured housing; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

**PZ-005-12 - PUBLIC HEARING/ACTION:** Camelhead Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a rezone request from RVP (Recreational Vehicle Park)(**PZ-033-84**) to MHP (Manufactured Home Park Zoning District) to allow recreational vehicles, park models and manufactured housing within the 41.5± acre Picacho RV Resort parcel; pending and in conjunction with Board of Supervisors PAD Overlay District approval request case **PZ-PD-005-12**; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

**PZ-PD-005-12 - PUBLIC HEARING/ACTION:** Camelhead Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a Planned Area Development Overlay District to allow recreational vehicles, park models and manufactured housing within the 41.5± acre Picacho RV Resort parcel; pending and in conjunction with Board of Supervisors zone change approval case **PZ-005-12**; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

Ms. Sarkissian read a portion of the staff report and used a power point presentation.

Chairman Hartman called the applicant forward.

Mr. Lyle Richardson 5310 N Camino Real Tucson Arizona. Mr. Richardson came forward to address the Commission. Mr. Richardson gave a brief history of the proposed cases.

Chairman Hartman stated the water quality issue is the large issue. They have seen parts of suburban ranch subdivisions in the past go in with water that is not potable; everyone was informed on their deed, however it was an issue. Mr. Richardson stated experts in the industry had indicated that of sale RO systems (Reverse Osmosis System) were feasible. They are continuing to research the issue to provide answers at the next meeting.

Commissioner Aguirre-Vogler asked Mr. Richardson if fire protection would be part of the stipulations. Mr. Richardson responded a meeting has occurred with the fire department, they are currently looking to see how service will be provided, and they will not necessarily be annexed. Fire Protection will most likely be done by contracts.

Commissioner Aguirre-Vogler asked Mr. Richardson about the cease and desist letter issued by Mr. Brown, head of the Building Department, in 2002. Mr. Richardson stated he was under the understanding everything had been discharged in court. Commissioner Aguirre-Vogler stated there is no discharge letter. According to the letter, they were told not to put the park models in.

Commissioner Aguirre-Vogler stated using the County's regulations; the square footage is different from the manufactured homes. The size of the unit or lot would need to be reduced from what is existing. When there is a request to a rezone from RVP (Recreational Vehicle Park) to MHP (Manufactured Home Park Zoning District) there is a difference in minimum square footage required. Ms. Sarkissian stated the difference in lot sizes and the setback deviations is part of the PAD request; they are putting the proposed manufactured homes into an existing RV resort.

Ms. Grieb stated there should be a current letter clarifying the requirements from Mr. Brown before the next meeting.

Commissioner Moritz asked if the issue is the quality of water or the availability. Mr. Richardson responded they believe there is enough water, but they do understand the quality of the water needs to be addressed. There are currently two (2) systems, one (1) is inoperable, and they are currently looking at the infrastructure upgrades to be able to bring the second one online.

Commissioner Moritz asked Mr. Richardson going by what Commissioner Aguirre-Vogler brought up; will the number of the units and or residents be the same as if they were recreation vehicles? Mr. Richardson responded there would be a total three hundred and eleven (311) units provided; there will be a mixture, of RV's, park models, and manufactured homes. Commissioner Moritz asked Mr. Richardson if the occupancy rate would be similar to what is there today. Mr. Richardson responded the demographic constantly changes; there will only be a few yearlong residences.

Commissioner Aguirre-Vogler stated the sewer in that area has always been a problem. Mr. Richardson stated that there is a significant demand for gray water from the agricultural users in the area. What they are looking at right now is the quality of the infrastructure.

Vice Chairman Riggins stated on the site plan it reads three hundred and six (306) units, not three hundred and eleven (311) units. Mr. Richardson stated three hundred and eleven (311) is what is currently approved but they are anticipating some reduction, there will be certain areas that will be taken out since they will not be used.

Chairman Hartman opened the meeting to the public. Hearing none, Chairman Hartman closed the public portion of the meeting.

Commissioner Moritz stated she agrees with Commissioner Aguirre-Vogler that all this communication took place between the years 2001 and 2004 and why would you ask for this change when nothing had been done between 2004 and 2012. Mr. Richardson stated the items listed on the letter were investigated and discharged by the Corporation Commission. Commissioner Moritz stated there should be a time line, agreement, and commitment to count on to be able to make a decision on financial commitment and a time frame.

**MOTION**

Vice-Chairman Riggins made a motion to continue cases PZ-PA-001-12, PZ-005-12, and PZ-PD005-12 to June 21, 2012 at 9 a.m. Commissioner Salas seconded the motion. Commissioner Aguirre-Vogler requested a follow up letter from Mr. Brown. Motion passed unanimously.

LUNCH Break 11:36 a.m.

Reconvened 12:33 p.m.

**PZ-C-001-12 – PUBLIC HEARING/ACTION:** Pinal County Planning & Development Department requesting approval of a Zoning Ordinance Text Amendment to **Title 2** of the **Pinal County Development Services Code**, amending **Chapter 2.166 Rezoning**, to add language to require legal descriptions for each zoning district in a rezone request.

Ms. MacDonald read a portion of the staff report and used a power point presentation.

Chairman Hartman asked Ms. MacDonald if the requirement to provide the status of water, would the status of the nitrogen level of the well water be included. Mr. Stabley responded there was no discussion on this specific subject when the language was added during the zoning ordinance update process and it was not added to the Zoning Ordinance. He stated it could be added in the future, the Ordinance would have to be amended.

Commissioner Aguirre-Vogler stated on number three (3) "identify the water service provider," could it be extended to add where the location point of the water is. The public is not aware of where the water is located. Mr. Stabley responded, at this point only the legal description language is being worked on, information about water would have to be a separate item.

Chairman Hartman opened the meeting to the public. Hearing none, Chairman Hartman closed the public portion of the meeting.

**MOTION**

Commissioner Moritz made a motion to recommend case PZ-C-001-12 with a favorable recommendation to the Board of Supervisors. Commissioner Faucette seconded the motion. Motion passed unanimously.

**TENTATIVE PLATS**

**S-008-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Miller & White 815, LLP, landowner, Ryan Weed, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Terrazo**, 2,844 lots on a 829.2± acre parcel in the CR-3/PAD & CB-1/PAD zones; situated in a portion of Section 1, T6S, R2E and Section 31, T5S, R3E, G&SRB&M, Tax Parcel 501-02-001A et al. (parcel list on file) (located adjacent to the north side of Barnes Road and the east side of Ralston Road, approximately 5 miles southwest of the City of Maricopa).

Mr. Denton read a portion of the staff report and used a power point presentation. Chairman Hartman called the applicant forward.

Mr. Ryan Weed 4550 N 12<sup>th</sup> Street Phoenix Arizona 85014. Mr. Weed came forward to address the Commission. Mr. Weed gave a brief update on the case.

Chairman Hartman asked Mr. Weed if the site had it's own processing facility. Mr. Weed responded yes for gray water.

**MOTION**

Vice-Chairman Riggins made a motion to approve case S-008-05 with the attached stipulations, one (1) through fifty-three (53), modifying stipulation forty-five (45), to extend tentative plat to May 20, 2014. Commissioner Salas seconded the motion. Motion Passed unanimously.

**S-045-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Wolff Langley Opportunity I, LLC, landowner, requesting approval of a tentative plat extension for **San Tan Shadows**, 1,228 lots on a 456.7± acre parcel in the CR-3/PAD zone; situated in portions of Sections 1, 2, & 12, T3S, R7E, G&SRB&M, Tax Parcels 509-02-064, 509-03-003R, and 509-03-003Q (located adjacent to the north side of Hunt Highway, San Tan Heights area).

Mr. Denton read a portion of the staff report and used a power point presentation.

Chairman Hartman called the applicant forward.

Mr. Roger Pryor 6710 E Camelback Rd Scottsdale Arizona. Mr. Pryor came forward to address the Commission. Mr. Pryor gave a brief update on the case.

Commissioner Aguirre-Vogler asked Mr. Pryor how the infrastructure is in that area and can Hunt Highway handle all the traffic. Mr. Pryor responded there was a traffic study done and is currently under review by staff members. Mr. Chow stated once staff completes the review Mr. Pryor would have the list to complete according to the phases. Mr. Chow stated this area is located in the area that only has two (2) lanes. Commissioner Aguirre-Vogler asked Mr. Chow if there would be turning lanes. Mr. Chow responded yes, there would be turning lanes.

Commissioner Brown asked Mr. Pryor if the property is suitable for residential development. Mr. Pryor responded yes. There was a map provided, and this area is not located where there are active fissures.

**MOTION**

Vice-Chairman Riggins made a motion to approve case S-045-05 with the attached stipulations, one (1) through fifty-six (56), modifying stipulation fifty (50), to extend tentative plat to June 17, 2014. Commissioner Salas seconded the motion. Motion Passed unanimously.

**PZ-C-004-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with A.R.S. section 11-821(D) a subdivision regulation amendment to **Title 3** of the **Pinal County Development Services Code**, amending **Chapter 3.20 Final Plat Additional Data**, to consider adding language to address adequate water supply outside an Active Management Areas (AMAs).

Mr. Denton read a portion of the staff report and used a power point presentation.

Chairman Hartman asked if there would be the same requirements from the AMAs. Mr. Denton responded no, the requirements used would be the ones under state law, the section regarding adequate water supply.

**MOTION**

Vice-Chairman Riggins made a motion to approve case PZ-C-004-12, to initiate the ordinance amendment, under Chapter 3.20 Final Plat Additional Data. Commissioner Faucette seconded the motion. Motion Passed unanimously.

**PZ-PA-006-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDSC 2.170.110, a major amendment of the **Pinal County Comprehensive Plan** to amend the Comprehensive Plan, to add policy-establishing direction for the creation of and purpose of a Trails Manual.

Ms. Sarkissian read a portion of the staff report and used a power point presentation.

Commissioner Moritz asked Ms. Sarkissian if Pinal Partnership committee had provided input. Ms. Sarkissian responded the manual is not currently being worked on. Once the manual is created, Pinal Partnership will participate in the review process and have opportunity to comment.

#### **MOTION**

Commissioner Aguirre-Vogler made a motion to approve case PZ-PA-006-12, to initiate a comprehensive plan amendment. Vice-Chairman Riggins seconded the motion. Motion Passed unanimously.

**PZ-C-002-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission amend the earlier initiation, in accordance with A.R.S. section 11-813(D) a zoning regulation amendment to **Title 2 of the Pinal County Development Services Code**, amending **Chapter 2.145 Signs**, to consider adding language for monument signs to the earlier initiation regarding temporary and promotional signs.

Ms. Sarkissian read a portion of the staff report and used a power point presentation.

#### **MOTION**

Commissioner Aguirre-Vogler made a motion to approve case PZ-C-002-12, to amend the initiation of changes to Chapter 2.145 Signs. Commissioner Salas seconded the motion. Motion Passed unanimously.

#### **CONTINUED CASES**

**PZ-PA-005-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDSC 2.170.110, a major amendment of the **Pinal County Comprehensive Plan** to amend the text of Chapter 3: Sense of Community and Chapter 7: Environmental Stewardship by:

- Amending the opening paragraph regarding Mixed Use Activity Centers in Chapter 3 Sense of Community (pg. 72) to address urban heat island effect;
- Adding a new Mixed Use Activity Center Planning Guideline in Chapter 3 Sense of Community, (pg. 78) regarding underground, understructure and multi-level parking structures.
- Adding a new policy 7.2.2.3 concerning rainwater harvesting techniques (pg 265);
- Amending policy 7.4.1.5 concerning energy efficiency (pg 278)
- Renumbering policy 7.4.2.3 to 7.8.1.1 and renumbering policy 7.4.2.4 to 7.4.2.3 for formatting purposes;
- Adding a new goal 7.8, a new objective 7.8.1 and two new policies 7.8.1.2 and 7.8.1.3 (pg 283);
- Adding three sidebars to Chapter 7 by describing and highlighting the terms: Urban Heat Islands, Cool Pavements, Cool Roofs and Green Roofs (pg. 283);

Mr. Abraham read a portion of the staff report and used a power point presentation.

Commissioner Aguirre-Vogler asked if there could be anything done about the methane that comes out of the dairies. Mr. Stabley responded that this request is based on the recommendation from the Sustainable Pinal Task Force, and that staff will focus on these recommendations. Methane could be something that can be worked in the future. Vice Chairman Riggins stated dairies operate under no zoning restrictions. Commissioner Aguirre-Vogler stated it would just be something that can be thought about in the future.

Commissioner Gutierrez asked Mr. Abraham what is being considered when using the word "encourage" through the plan. Mr. Abraham responded it is a statement of policy, which the county can create educational materials.

#### **MOTION**

Vice Chairman Riggins made the motion to initiate Comprehensive Plan amendments of Chapter 3: Sense of Community and Chapter 7: Environmental Stewardship. Commissioner Brown seconded the motion. Motion Passed unanimously.

#### **WORK SESSION**

**PZ-PA-002-12 – Work session** to discuss additional alignment option for the Juan Bautista de Anza National Historic Trail through Pinal County.

Ms. Sarkissian read a portion of the staff report and used a power point presentation.

Vice Chairman Riggins stated trail alignment number two (2) is more appealing. Commissioner Aguirre-Vogler and Chairman Hartman agreed with Vice Chairman Riggins. Commissioner Aguirre-Vogler asked what type of trail it would be. Mr. Stabley stated it would be a walking trail and a bicycle trail, once it is set on where the trail would be located, they can move forward in approving projects and widening the roads.

Commissioner Moritz about the purpose of this action. Commissioner Aguirre-Vogler responded it is being designated to be put on the map. Commissioner Gutierrez stated it is a project being done throughout many other counties. Mr. Stabley stated it is being done all the way to California, from the Mexican border; it is a National Historic Trail.

#### **ADJOURNMENT**

Commissioner Salas made a motion to adjourn. Chairman Hartman accepted the motion. Meeting adjourned at 1:29 p.m.

RESPECTFULLY submitted June 21, 2012.



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Jerry Stabley, Planning Director