



PINAL COUNTY
wide open opportunity

**PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
MINUTES OF May 15, 2014**

PRESENT: Mr. Hartman, Chairman
Ms. Aguirre-Vogler, Member
Mr. Smyers, Member
Mr. Grubb, Member
Mr. Moritz, Member
Mr. Salas, Member
Mr. Del Cotto, Member

ABSENT: Mr. Gutierrez, Member
Mr. Riggins, Vice-Chairman
Mr. Anderson, Member

LEGAL STAFF PRESENT: Ms. Grieb, Deputy County Attorney

PLANNING STAFF PRESENT: Mr. Stabley, Community Development Director
Mr. Abraham, Planning Manager
Mr. Denton, Planner II
Mr. Balmer, Planner I
Ms. Fisk, Drafting Specialist

PUBLIC WORKS STAFF PRESENT: Mr. Saldivar, Public Works

The meeting was called to order at 9:00 a.m., this date by Chairman Hartman in the Pinal County Administration Building A., Florence, Arizona.

DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES:

April 17, 2014

MOTION

Commissioner Salas made a motion to approve the minutes of April 17, 2014. Commissioner Moritz seconded the motion. Motion passed unanimously. (6-0)

PLANNING DIRECTORS DISCUSSION ITEMS

2014 APA AZ Conference

Mr. Stabley stated the County would send five members of the Commission this year. He stated last year the County paid for Commissioners' Smyers, Del Cotto, and Grubb to attend the conference. He asked if anyone was interested in going this year. Commissioner Hartman stated it is a great conference but he had other commitments this year. Commissioner Aguirre-Vogler and Commissioner Moritz stated they would like to attend this year.

Retirement of Jerry Stabley

Mr. Stabley stated he is retiring June 20, 2014. He told Commissioners that he would only attend one last hearing on June 19, 2014.

Community Plan

Chairman Hartman asked Mr. Stabley to explain the changes going on in the Planning Department.

Mr. Stabley stated the Board of Supervisors approved the Community Development Department. He stated that Septic of Environmental Health, Building Safety, One Stop Shop, Code Compliance, Planning, and Engineering from Public Works would all be under the Community Development Department. He stated the department has 42 employees and going to 45 employees.

Chairman Hartman stated the One Stop Shop was the heart of the planning department.

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

April 16, 2014 – No Cases

April 30, 2014

May 7, 2014 – No Cases

Chairman Hartman asked for an update on the April 30, 2014 Board of Supervisors work session. Mr. Stabley stated the dates with no cases. He stated on the Board of Supervisors meeting date of April 30, 2014 case PZ-001-14 was continued because the owner had something personal that he had to attend to. Chairman Hartman stated he wondered if it had something to do with the vote of the Commissioners. Mr. Stabley assured him no.

SUP-002-14 – PUBLIC HEARING/ACTION: Airborne Support Group, LLC, landowner, requesting a Special Use Permit to operate a private runway on a 203± acre parcel in the GR zone; situated in a portion of the north half of Section 12, T09S, R06E G&SRB&M, tax parcels 500-46-002C, 500-46-002D, 500-46-002E and a portion of 500-46-002F (legal on file) (located in the southwest corner area of Sunland Gin Rd and Harmon Rd in the Eloy area).

Mr. Balmer read a portion of the staff report and used a PowerPoint.

Commissioner Moritz asked what had changed. Mr. Balmer stated there was a typo on the staff report. Mr. Balmer stated the stipulations with the change in the typo and the new ones Public Works wanted to be added.

Chairman Hartman stated a County Supervisor called him and asked why there were so many stipulations.

Commissioner Salas asked if they were close to any power lines. Mr. Balmer stated they would not be that close to the power lines.

Jackie Guthrie 2045 S. Vineyard, Mesa Az. presented a PowerPoint to the Commissioners. Ms. Guthrie stated all has been approved by the outside sources.

Commissioner Aguirre-Vogler asked when construction would start. Ms. Guthrie stated they would like to start construction as soon as they have an approval but they have to go through the site plan process.

Commissioner Moritz asked if there would be a stipulation that would raise the amount of flights per month in five years. Ms. Guthrie stated that instead of that it had been changed to a maximum of 250 flights.

Mr. Abraham stated he and Mr. Balmer changed the wording of the stipulations.

Chairman Hartman stated a few years ago someone would go do inspections on the SUP's making sure they were being followed. Mr. Abraham stated they haven't used those kinds of stipulations for a while. Mr. Abraham stated it would be too many inspections to be done.

Commissioner Salas asked if there was going to be a schedule of special events. Mr. Abraham stated it sounded like they want to use it daily. Ms. Guthrie stated it was for military training and she was not aware of any special uses that would occur.

Mr. Abraham stated the new stipulations would read as follows:

- 10) A Traffic Impact Analysis may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval.
- 11) A drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval.
- 12) 75' (half street) right-of-way dedication may be required along Sunland Gin Road at the time of Site Plan. All right-of-way dedication shall be free and unencumbered. All right-of-way conveyances shall be completed prior to the Site Plan approval.
- 13) Applicant/owner/developer shall attend Site Plan review meetings, to include possible application of a dust palliative requirement.

Mr. Abraham stated they would have to adopt these stipulations in their Motion.

Motion – SUP-002-14

Commissioner Aguirre-Vogler made a motion to forward SUP-002-14 with 13 stipulations to the Board of Supervisors with a recommendation for approval. Commissioner Salas seconded the motion. Motion passed unanimously (6-0)

Commissioner Grubb arrived at 9:30 am.

TENTATIVE PLATS

S-002-06 - DISCUSSION/APPROVAL/DISAPPROVAL: SaddleBrooke Development Company, landowner, B&R Engineering, Inc., engineer, requesting approval of a tentative plat extension for **SaddleBrooke Unit 51**, 7 lots on a 10.0± acre parcel in the GR zone; situated in portion of Section 23, T10S, R14E, G&SRB&M, Tax Parcel 305-50-001 (located approximately 3½ miles east of State Route 77, SaddleBrooke area).

Mr. Denton read a portion of the staff report and used a PowerPoint. He stated they were asking for a two year extension that will extend the tentative plat to June 17, 2016.

Mark Maloney 9666 E. Riggs Rd. Ste 118, from B&R Engineering stated he was there here to answer any questions the Commission might have.

Chairman Hartman stated they had been before the Commission twice before requesting extensions.

MOTION – S-002-06

Commissioner Aguirre-Vogler made a motion to approve the extension of the tentative plat to June 17, 2016 as set forth in the staff report. Commissioner Salas seconded the motion. Motion passed unanimously (7-0).

S-016-14 - DISCUSSION/APPROVAL/DISAPPROVAL: Borgata at San Tan Heights, LLC, landowner, Hoskin Ryan Consultants, engineer, requesting approval of a tentative plat for **Borgata at San Tan**, 411

lots on a 278.2± acre parcel in the R-12/PAD (**PZ-PD-010-13**) zone; situated in a portions of Section 2,3, & 10, T3S, R7E G&SRB&M, Tax Parcels 509-04-004, et al (parcel list on file) (located south of Hunt Highway and adjacent to the west side of Thompson Road, approximately ½ mile south of the Town of Queen Creek).

Mr. Denton read a portion of the staff report and used a PowerPoint.

Mark Voigt stated there was an engineering report on how to treat the fissures. He stated the neighbors were anxious for them to start building.

MOTION – S-016-14

Commissioner Grubb made a motion to approve findings 1-7 as set forth in the staff report and approve the tentative plat in Planning Case S-016-14 with the 24 stipulations as presented in the staff report. Commissioner Salas seconded the motion. Motion passed unanimously (7-0).

S-015-14 - DISCUSSION/APPROVAL/DISAPPROVAL: Trilogy Encanterra Construction, LLC, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat for **Shea Homes at Johnson Farms Neighborhood 4HD**, 242 lots on a 33.7± acre parcel in the CR-5/PAD (**PZ-PD-013-13**) zone; situated in a portion of Section 32, T2S, R8E G&SRB&M, Tax Parcel 109-52-533 (located east of Gantzel Road and south of Combs Road, San Tan Valley area).

Mr. Balmer read a portion of the staff report and used a PowerPoint. He stated there were 15 Stipulations associated with this case.

Ryan Weed asked if there were any questions.

Rob Izer 36250 Kenworthy Rd., stated they were excited to bring the plat of new product to Encanterra.

MOTION – S-015-14

Commissioner Aguirre-Vogler made a motion to approve findings 1-7 as set forth in the staff report and approve the tentative plat in Planning Case S-015-14 with the 15 stipulations as presented in the staff report. Commissioner Moritz seconded the motion. Motion passed unanimously. (7-0)

ADJOURNMENT

Commissioner Aguirre-Vogler made a motion to adjourn the meeting. Commissioner Grubb seconded the motion. Chairman Hartman accepted the motion. Meeting adjourned at 9:59 am.

RESPECTFULLY submitted May 15, 2014.



Jerry Stabley, Community Development Director