



PINAL COUNTY  
*wide open opportunity*

**PINAL COUNTY PLANNING AND ZONING COMMISSION**

Regular Meeting

9:00 a.m.

Thursday, July 17, 2014

EOC Room – Building F

31 N. Pinal St. Florence, Arizona

**NOTICE OF PUBLIC MEETING AND AGENDA**

There may be a supplemental agenda for this hearing, please check with the Planning & Development Department at 520-866-6447.

**CALL TO ORDER:**

- |                            |                            |
|----------------------------|----------------------------|
| ( ) HARTMAN, Chairman      | ( ) RIGGINS, Vice-Chairman |
| ( ) AGUIRRE-VOGLER, Member | ( ) SALAS, Member          |
| ( ) GUTIERREZ, Member      | ( ) MORITZ, Member         |
| ( ) ANDERSON, Member       | ( ) DEL COTTO, Member      |
| ( ) SMYERS, Member         | ( ) GRUBB, Member          |

**SCHEDULE OF AGENDA:** ACTION MEANS DISCUSSION/ RECOMMENDATION FOR APPROVAL OR DENIAL TO THE BOARD OF SUPERVISORS ON THE FOLLOWING PLANNING CASES. (Numbers are shown for administrative convenience only. All interested persons should be aware that the cases may be heard in an order different than that shown on the agenda).

A work session is not a public hearing. For matters that are not listed as “public hearings” the public may attend and listen to the proceedings, but may only address the Commission with its permission.

**1. DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES:**

- **June 19, 2014**

**2. PLANNING DIRECTORS DISCUSSION ITEMS:**

- Interim Community Development Director: Himanshu Patel
- Commissioner Tablets
- Code Compliance & Zoning Case processing and Zoning Cases (to be discussed at the end of meeting)

**3. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**

- **June 18, 2014**
- **July 2, 2014 – No cases**

**NEW CASES:**

4. **SUP-003-14 – PUBLIC HEARING/ACTION:** Glenn Hunter and Elizabeth Melti-Hunter, landowners, requesting a Special Use Permit to operate a horse boarding facility on a 1.5± acre parcel in the GR zone; situated in a portion of the north half of Section 5, T06S, R02E G&SRB&M, tax parcel 501-67-023B (legal on file) (located in the southwest corner area of Miller Rd and Sage St in the Maricopa area).
5. **SUP-006-14 – PUBLIC HEARING/ACTION:** Richard Halliburton, landowner, Pinal Design Group, LLC, agent, requesting a Special Use Permit to operate a skydiving facility on a 4.27± acre parcel in the GR Zone; described as Askins Estates Amended Tract 14, Section 17, T5S, R6E G&SRB&M, tax parcel 509-26-037 (legal on file) (located .2 mile west of the intersection of State Route 387 and Minapore Street in the Casa Grande area).
6. **SUP-007-14 – PUBLIC HEARING/ACTION:** Suzy and Sean Irwin, applicants/landowners, requesting a Special Use Permit to operate swim and fitness classes out of an existing single family residence on a 0.16± acre parcel in the CR-3/PAD zone (**PZ-PD-036-00**) described as Castlegate Parcel 5 Lot 13, Section 22, T2S, R8E G&SRB&M (legal on file), Tax Parcel 109-30-309 (Located on the NEC of Westray Way and Gurness Way in the San Tan Valley area)
7. **SUP-008-14 – PUBLIC HEARING/ACTION:** Frances Evans, landowner, requesting a Special Use Permit to operate a dog boarding facility on a 2.32± acre parcel in the GR zone; situated in a portion of the south half of Section 24, T3S, R7E G&SRB&M, tax parcel 509-18-073 (legal on file) (located in the northwest corner area of Royce Rd and Gary Rd. in the San Tan Valley area). (**Due to a notice deficiency this case will not be heard. The case will be re-noticed for the August 21, 2014 Planning Commission meeting**).

**TENTATIVE PLATS:**

REVIEW/DISCUSSION/ACTION OF TENTATIVE PLATS IS NOT A PUBLIC HEARING. THE PUBLIC MAY ATTEND AND LISTEN TO THE PROCEEDINGS, BUT MAY ONLY ADDRESS THE COMMISSION WITH ITS PERMISSION.

8. **S-005-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** Willow Springs Properties, LLC, landowner, Stacey Weaks, Norris Design, agent, requesting approval of a tentative plat extension for Willows Springs South Village Parcel 2, Neighborhood 1, Villages 1-4, 545 lots on a 447.93± acre parcel in the CR-3/PAD zone; situated in portion of Sections 22, 23, 26, & 27, T8S, R13E, G&SRB&M, Tax Parcel 304-02-008 (located approximately 12 miles northwest of Oracle).

**WORK SESSIONS:**

9. **WORK SESSION:** Discussion of the Pinal County 2014 Major Comprehensive Plan amendments:
  - A. **PZ-PA-004-14: WORK SESSION** on request by staff for a major amendment of the 2009 Pinal County Comprehensive Plan to change the land use designation from **Very Low Density Residential (0-1 du/ac)** to **General Public Facilities/Services**, on approximately 475± acres of land situated in portions of Sections 28, 29, & 32, T04S, R10E located at the southeast corner of Bonnybrooke Road and Padilla Road in the Florence area.

- B. PZ-PA-005-14: WORK SESSION** on request by staff for a major amendment of the 2009 Pinal County Comprehensive Plan to change the land use designation from **Moderate Low Density Residential (1-3.5 du/ac)** to **Employment**, on approximately 330± acres of land situated in a portion of Section 3, T03S, R9E located adjacent to the east side of the Hiscox Lane alignment and adjacent to the north side of Skyline Road in the Florence area.

The Planning Commission may go into executive session for purposes of obtaining legal advice from the County's attorney(s) on any of the above agenda items pursuant to A.R.S. § 38-431.03 (A)(3).

## **ADJOURNMENT**