



PINAL COUNTY
wide open opportunity

NOTICE OF PUBLIC MEETING AND AGENDA
of
PINAL COUNTY PLANNING AND ZONING COMMISSION
Regular Meeting

9:00 a.m.

Thursday, November 20, 2014
EOC Room – Building F
31 N. Pinal St. Florence, Arizona

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

Please turn off cell phones and other electronic devices or place in silent mode.

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.

COMMISSION MEMBERS

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

AGENDA

1. **CALL TO ORDER:**
2. **DISCUSSION OF MEETING MINUTES/ Action Item Report**
 - **Action Item Report**
3. **REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
 - **October 15, 2014**
 - **November 5, 2014 No Cases**

NEW CASES:

4. **IUP-002-14 - PUBLIC HEARING/ACTION:** Eddie Cooper, Cooper Family Trust, Landowner; Murray Sharkey, P.E. Agent, requesting approval of an Industrial Use Permit to construct and operate a septic system sludge dewatering and treatment facility on a 5.58± acre (more or less) parcel in the CI-2 zone (**PZ-C-043-81**); situated in a portion of the SW¼ of Section 6, T01S, R08E, G&SRB&M (legal on file), Tax Parcel 104-63-009E (located on the NWC of the intersection of Guadalupe Rd. and Desert Vista, south of Apache Junction). **This case has been withdrawn by the applicant, no additional action will be taken**
5. **PZ-PD-008-14 – PUBLIC HEARING/ACTION:** Ironwood 80, LLLP, landowner, Harvard Investments, Inc., applicant, requesting approval of an amendment to the Bella Camino Planned Area Development (PAD) Overlay District (**PZ-PD-005-13**) to re-configure the open space, lot arrangement, and streets for a 250 lot single family dwelling unit development and commercial site in the R-7 and C-1 zones; situated in a portion of the SE ¼ of Section 17, T03S, R08E G&SRB&M, tax parcels 210-17-001D and 002 (legal on file) (located on the NWC of Gantzel Road and Bella Vista Road in the San Tan Valley area).

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.

6. **S-039-03 - DISCUSSION/APPROVAL/DISAPPROVAL:** Howard Hawks, landowner, Pew & Lake, PLC, agent, requesting approval of a tentative plat extension for **Heritage Estates**, 193 lots on a 48± acre parcel in the CR-2/PAD & CR-3/PAD zones; situated in portion of the N½ of Section 7, T4S, R9E, G&SRB&M, Tax Parcel 200-31-009H (located approximately one mile south of Arizona Farms Road and approximately ¾ of a mile west of Felix Road).
7. **S-035-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Anderson & Miller 694, LLP, landowner, Philip Miller Consultants, agent, requesting approval of a tentative plat extension for **Solana Ranch North**, 2,335 lots on a 689± acre parcel in the CR-3/PAD & CB-1/PAD zones; situated in portion of Section 3, T6S, R4E, G&SRB&M, Tax Parcels 503-03-001C & 001D (Bounded by Anderson Road, Miller Road, Barnes Road, and Russell Road approximately 1 ½ miles west of the City of Casa Grande).
8. **S-036-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Anderson & Miller 580, LLP, landowner, Philip Miller Consultants, agent, requesting approval of a tentative plat extension for **Solana Ranch South**, 2,030 lots on a 579± acre parcel in the CR-3/PAD zone; situated in portion of Section 10, T6S, R4E, G&SRB&M, Tax Parcels 503-03-001F, 001H, 002, 004B & 005 (Bounded by Anderson Road, Barnes Road, Kortsen Road, and Russell Road approximately 1 ½ miles west of the City of Casa Grande).
9. **S-033-14 - DISCUSSION/APPROVAL/DISAPPROVAL:** Canada Partners, LP, landowners, Rick Engineering Co, engineer, requesting approval of a tentative plat for **Sundance Ridge**, 55 lots on an 85.70± acre parcel in the GR zone; situated in a portion of Sections 13, T10S, R14E, G&SRB&M, Tax Parcels 305-32-012A & 015A (located approximately 3 miles south of State Route 77, southwest of Oracle).

10. **S-035-14 - DISCUSSION/APPROVAL/DISAPPROVAL:** Beazer Homes Holdings Corp., landowners, Atwell, engineer, requesting approval of a tentative plat for **Morning Sun Farms Unit 4B**, 254 lots on a 72.36± acre parcel in the CR-3/PAD zone; situated in a portion of Section 1, T3S, R7E G&SRB&M, Tax Parcel 509-03-002K (located adjacent to the south side of Empire Road approximately one tenth of a mile west of Gary Road, San Tan Valley).
11. **S-037-14 - DISCUSSION/APPROVAL/DISAPPROVAL:** Trilogy Encanterra Construction, LLC, landowners, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat for **Shea Homes at Johnson Farms Neighborhoods 4A, 4B, 4C, 5A, 5B, 6A & 6B**, 827 lots on a 200.29± acre parcel in the CR-3/PAD zone; situated in portions of Sections 5 & 32, T2S, R8E, Tax Parcels 104-28-003M & 210-06-001A (located east of Gantzel Road and south of Combs Road, San Tan Valley).

WORKSESSION

12. **PZ-C-001-14: WORKSESSION:** Sidewinder Dairy Inc. applicant, Rose Law Group agent, requesting an zoning regulations amendment to **Title 2** of the **Pinal County Development Services Code** to amend **Chapter 2.191 “Medical marijuana dispensary...off-site cultivation location and...food establishment”** to consider adding language that would allow outdoor cultivation at an approved off-site medical marijuana cultivation location and allow off site cultivation location as a special use in the General Rural Zone.

ADJOURNMENT

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).

Supporting documents for the above-listed matters are available at the Pinal County Planning and Development Office for public inspection at least 48 hours prior to the meeting at the Pinal County Planning and Development Department, Pinal County Complex, Building F, 31 N. Pinal Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at:

<http://www.pinalcountyz.gov/Departments/PlanningDevelopment/Pages/ZoningCommission.aspx>

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Community Development Department at 520-866-6442 at least five business days prior to the meeting.