Greg Stanley
County Manager

Himanshu Patel
Community Development
Director

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PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
ACTION REPORT OF February 19, 2015

PRESENT

Mr. Riggins, Chairman
Mr. Hartman, Vice Chairman
Mr. Salas, Member
Mr. Del Cotto, Member
Mr. Grubb, Member
Mr. Gutierrez, Member
Ms. Aguirre-Vogler, Member
Mr. Smyers, Member
Ms. Moritz, Member
Mr. Putrick, Member

ABSENT

Mr. Riggins, Chairman

LEGAL STAFF PRESENT

Mr. Langlitz, Deputy County Attorney

PLANNING STAFF PRESENT

Mr. Abraham, Planning Manager
Mr. Balmer, Planner I
Ms. McDonald
Mr. Denton, Planner II
Ms. Fisk, Drafting Specialist

PUBLIC WORKS STAFF PRESENT

Mr. Chow, Development Section Chief

The meeting was called to order at 9:06 a.m., this date by Vice-Chairman Hartman in the Pinal County Emergency Operations Center, Florence, Arizona.

PLANNING MANAGER DISCUSSION ITEMS

Re-Appointment of Commissioner Mary Aguirre-Vogler
Date set for Joint BOS/ Planning Commission Work Session is March 24, 2015 at 9:30 am
Date set for tour of Pinal Air Park is March 13, 2015at 10:00 am.

DISCUSSION OF MEETING MINUTES/ Action Item Report

Action Item Report

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

January 28, 2015 No Cases
February 4, 2015 No Cases

NEW CASES:

PZ-PD-016-14 - DISCUSSION/APPROVAL/DISAPPROVAL: requested by San Tan Heights Homeowners Association, landowner/applicant, Iplan Consulting, agent, requesting approval of an amendment to the San Tan Heights (PAD) Overlay District **(PZ-PD-037-99)** to allow development of community facilities and recreational amenities in the CR-1 and CR-3 zones; situated in a portion of the SW ¼ of Section 11, T03S, R07E G&SRB&M, tax parcels 516-01-645 through 516-01-652 and 516-01-653A (legal on file) (located on the NEC of Thompson Road and Roberts Road in the San Tan Valley area).

MOTION
Commissioner Salas made a motion to send PZ-PD-016-14 to the Board of Supervisors with a recommendation for denial. Commissioner Moritz seconded seconded the motion. Vice Chair Hartman asked for a call of votes.

Commissioner Putrick	Yes
Commissioner Grubb	No
Commissioner Mortiz	Yes
Commissioner Salas	Yes
Commissioner Smyers	Yes
Commissioner Del Cotto	No
Commissioner Gutierrez	No
Commissioner Aguirre-Vogler	No
Commissioner Hartman	Yes

Motion passed for denial 5-4

PZ-013-14 - PUBLIC HEARING/ACTION: Vowell, Charles Edward and Pamela Kay TRS, applicant/landowner, Brian Vowell, agent, requesting approval of a zone change from CB-1 (Local Business Zone) **(PZ-001-00)** to C-3 (General Commercial Zoning District) on 8.05± acres; situated in a portion of the SW ¼ of Section 18, T02S, R08E G&SRB&M, tax parcel 104-25-003D (legal on file) (located on the NEC of Ocotillo Road and Meridian Drive in the San Tan Valley area)

MOTION:
Commissioner Salas made a motion to forward PZ-013-14 to the Board of Supervisors with a favorable recommendation. Commissioner Grubb seconded the motion.
Motion passed unanimously. (9-0)

<u>These Items Were Discussed Together</u>

PZ-015-14 – PUBLIC HEARING/ACTION: Westcor Queen Creek, LLC landowner/applicant, Iplan Consulting, agent, requesting approval of a zone change from GR (General Rural), CR-1A (Single Residence Zone), and CR-3 (Single Residence Zone) **(PZ-009-00)**, to R-7 (Single Residence Zone) on 88 ± acres to plan and develop the 290 lot Circle Cross Ranch North residential development; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval under Planning Case **(PZ-PD-015-14)**; situated in Section 31, T02S, R08E G&SRB&M, tax parcel 104-22-013P (legal on file) (located adjacent to the east side of Gary Road and north of Charbray Drive in the San Tan Valley area).

PZ-PD-015-14 – PUBLIC HEARING/ACTION: Westcor Queen Creek., LLC, landowner/applicant, Iplan Consulting, agent, requesting approval of an amendment to the Circle Cross Ranch Planned Area Development (PAD) Overlay District **(PZ-PD-009-00)** to amend the development plan and development standards in the R-7 zoning district to develop a 290 lot single family dwelling unit development; situated in Section 31, T02S, R08E G&SRB&M, tax parcel 104-22-013P (legal on file) (located adjacent to the east side of Gary Road and north of Charbray Drive in the San Tan Valley area).

MOTION:
Commissioner Mortiz made a motion to forward PZ-015-14 with 2 stipulations to the Board of Supervisors with a favorable recommendation. Commissioner Salas seconded the motion.
Motion passed. (7-2)

Commissioner Grubb made a motion to forward PZ-PD-015-14 with 18 stipulations to the Board of Supervisors with a favorable recommendation. Commissioner Mortiz seconded the motion. Motion passed. (7-2)

MOTION TO ADJOURN

Commissioner Aguirre-Vogler made a motion to adjourn Commissioner Salas seconded the motion.

RESPECTFULLY submitted March 19, 2015.

Steve Abraham, Planning Manager