



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, September 17, 2015
EOC Room – Building F
31 N. Pinal St. Florence, Arizona

There may be a supplemental agenda for this hearing, please check with the Community Development Department at 520-866-6442.

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 ACTION ITEM REPORT**
 - Action Item Report
- 3. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
 - July 22, 2015
 - August 5, 2015 No Cases
- 4. PLANNING MANAGER’S DISCUSSION ITEMS:**
 - Location of Public Hearing and informational items on the website (to be discussed after public hearing items)

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CONTINUED CASES:

5. **PZ-001-15 – PUBLIC HEARING/ACTION:** Integrity Land and Cattle, LLC landowner/applicant, Rose Law Group, agent, requesting approval of a zone change from CR-3/PAD (single residence zone) and CB-2/PAD (General Business zone) **(PZ-013-04)**, to I-3 (Industrial Zoning District) on 559.88 ± acres to plan and develop a copper concentrate transfer facility; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval under Planning Case **(PZ-PD-001-15)**; situated in Section 3, T03S, R09E G&SRB&M, tax parcels 210-34-022A and 022B (legal on file) (located north of Skyline Drive and 2 miles east of the Felix Rd alignment). **(Continued from August 20, 2015)**
6. **PZ-PD-001-15 – PUBLIC HEARING/ACTION:** Integrity Land and Cattle, LLC landowner/applicant, Rose Law Group, agent, requesting approval of a Planned Area Development (PAD) Overlay District to plan and develop a copper concentrate transfer facility; pending and in conjunction with Board of Supervisors zone change approval under planning case **PZ-001-15**; situated in Section 3, T03S, R09E G&SRB&M, tax parcels 210-34-022A and 022B (legal on file) (located north of Skyline Drive and 2 miles east of the Felix Rd alignment). **(Continued from August 20, 2015)**

NEW CASES:

7. **SUP-003-15 – PUBLIC HEARING/ACTION:** Sidewinder Dairy, Inc., landowner/applicant, Rose Law Group, agent, requesting approval of a Special Use Permit to plan and develop a medical marijuana off-site cultivation location on a 50.0± acre parcel in the General Rural (GR) zone; situated in a portion of the SW¼ of Section 24, T06S, R07E G&SRB&M, tax parcels 401-12-002G (legal on file) (located on the north side of Highway 287, ½ mile west of Eleven Mile Corner Rd.)
8. **SUP-009-15 – PUBLIC HEARING/ACTION:** Rube and Carolyn Woolsey landowners, Sun State Towers, applicant, Pinnacle Consulting, Inc, agent, requesting approval of a Special Use Permit to construct and operate a 120' wireless communication facility on a 50' x 50' lease area of a 7.0± acre parcel in the General Rural (GR) zone; situated in a portion of the NE¼ of Section 35, T05S, R06E G&SRB&M, tax parcels 515-35-023 (legal on file) (located off of Henness Rd, east of I-10 in the Casa Grande area.)
9. **PZ-006-15 – PUBLIC HEARING/ACTION:** Robson Ranch Mountains, LLC, landowner/applicant, B&R Engineering, agent, requesting approval of a zone change from CR-3/PAD (single residence zone) **(PZ-(PD)-033-00)**, to MD/PAD (Mixed Dwelling Zoning District) on 34± acres to allow duplex dwelling unit types within Unit 14 of Saddle Brooke Ranch PAD; situated in the NE ¼ of Section 5, and the NW ¼ of Section 4, T10S, R14E G&SRB&M, tax parcels 30531014A & 015N (portions thereof) (legal on file) (located on the north side of Robson Circle, 1 mile north of AZ HWY 77, in southern Pinal County).
10. **PUBLIC HEARING/DISCUSSION/ACTION ON THE FOLLOWING MAJOR AMENDMENT REQUESTS TO THE 2009 PINAL COUNTY COMPREHENSIVE PLAN.** Although this is one public hearing covering all the following requests, the Commissioners may ask the public to speak on each major amendment request separately and may discuss and vote on each request separately.
 - A. **PZ-PA-001-15:** A request by the Community Development Department for a major amendment of the Pinal County Comprehensive Plan to amend the text of **Chapter 8:**

Healthy Happy Residents; to add a subsection titled *Healthy Places that will include new Goals, Objectives and Policies that will address the availability of healthy food, and community supported agriculture.*

- B. PZ-PA-002-15:** A request by the Community Development Department for a major amendment of the Pinal County Comprehensive Plan to amend the text **Chapter 3: Sense of Community** to add *Green Energy Production* as a new land use designation under "Additional Land Use Designations"; and amend the text of **Chapter 10: Implementation** to allow requests to the "*Green Energy Production*" designation as non-major amendments up to 640 acres.
- C. PZ-PA-004-15:** A request by San Tan 320, LLC. to amend the 2009 Pinal County Comprehensive Plan by changing the land use designation from **Very Low Density Residential (0-1 du/ac) to Low Density Residential (0-2 du/ac)** on approximately 320.73± acres, situated in a portion of Sections 15 and 22, T03S, R07E located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road.

CALL TO THE COMMISSION:

- 11. CALL TO THE COMMISSION:** Oral comments or suggestions from individual Commission Members reading items or staff action will be allowed. This is not intended to allow discussion or action on any item, but merely to provide the Commission a chance to express its opinions regarding the need for future action by Commission or staff.

ADJOURNMENT

The Planning and Zoning 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 Community Development Office for public inspection at least 48 hours prior to the meeting at the Pinal County Community 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://pinalcountyaz.gov/COMMUNITYDEVELOPMENT/PLANNING/Pages/PZCommission.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.