



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

**PRESENT**

Mr. Riggins, Chairman  
Mr. Hartman, Vice Chairman  
Mr. Salas, Member  
Mr. Del Cotto, Member  
Mr. Grubb, Member **ABSENT**

Mr. Gutierrez, Member  
Ms. Aguirre-Vogler, Member  
Mr. Smyers, Member  
Ms. Moritz, Member  
Mr. Putrick, Member **ABSENT**

**LEGAL STAFF PRESENT**

Mr. Langlitz, Deputy County Attorney

**PLANNING STAFF PRESENT**

Mr. Abraham, Planning Manager **ABSENT**  
Ms. MacDonald, Planner II  
Ms. Fisk, Drafting Specialist

Mr. Denton, Planner II  
Mr. Balmer, Planner I

**PUBLIC WORKS STAFF PRESENT**

Mr. Chow, Development Section Chief

The meeting was called to order at 9:04 a.m., this date by Chairman Riggins in the EOC Room Bldg F, Florence, Arizona.

**DISCUSSION OF MEETING MINUTES/ Action Item Report**

Action Item Report

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

October 28, 2015

November 4, 2015 No Cases

**PLANNING MANAGER DISCUSSION ITEMS**

APA Conference

Resignation of Jill Moritz

**NEW CASES:**

**PZ-005-15 – PUBLIC HEARING/ACTION:** Arizona Water Company, landowner/applicant, requesting approval of a zone change from GR (General Rural) and CB-2 (General Business Zone), to C-1 (Neighborhood Commercial Zoning District) on 0.6± acres to plan and develop an office building; situated in the NW ¼ of Section 36, T09S, R15E G&SRB&M, tax parcels 308-03-053F (legal on file) (located on the north side of American Avenue, east of Kimo Drive in the Oracle area).

**MOTION:**

Commissioner Salas made a motion to forward PZ-005-15 to the Board of Supervisors with a favorable recommendation with 9 stipulations. Commissioner Aguirre-Vogler seconded. Motion passed unanimously. 8-0

**SUP-011-15 – PUBLIC HEARING/ACTION:** Regional Fire & Rescue Department, Inc., landowner, Sun State Towers, applicant, requesting a Special Use Permit to operate a 100 foot tall monopole wireless communication facility with a 21 foot whip antenna for public safety purposes for an overall height of 121' on a 1,416± sq. ft. lease area of a 1.25± acre parcel in the GR (General Rural) Zone; situated in a portion of the NW¼ of Section 5, T6S, R7E G&SRB&M, tax parcel 401-02-001 (legal on file) (located at the southeast corner of Overfield Road and McCartney Road in the Coolidge area).

**MOTION**

Commissioner Aguirre-Vogler made a motion to forward SUP-011-15 with a favorable recommendation to the Board of Supervisors with 10 stipulations. Commissioner Moritz seconded. Motion passed unanimously. 8-0

**SUP-010-15 – PUBLIC HEARING/ACTION:** Anjum Alimohamed, landowner, Amir Kazz, agent, requesting approval of a Special Use Permit to construct and operate a un- subdivided human cemetery on a 5.0± acre parcel in the General Rural (GR) zone; situated in a portion of G.L.O. Lot 19, in Section 18, T04S, R02E G&SRB&M, tax parcel 510-07-013A (legal on file) (located on San Rafael Rd., ¼ mile north of Hwy 238 in the western Maricopa area)(**Due to a notice deficiency by the Applicant this case will not be heard and will be rescheduled to a later date**)

**S-006-15 - DISCUSSION/APPROVAL/DISAPPROVAL:** Robson Ranch Mountains, LLC, landowner, B&R Engineering, engineer, requesting approval of a tentative plat for **SaddleBrooke Ranch Unit Fourteen**, 166 lots on an 26.15± acre parcel in the MD/PAD zone (**PZ-006-15**); situated in a portion of NE ¼ of Section 5, and the NW ¼ of Section 4, T10S, R14E G&SRB&M, tax parcels 305-31-014A & 015N (portions thereof) (legal on file) (located adjacent to the north side of Robson Circle, 1 mile north of State Route 77 in southern Pinal County).

**MOTION**

Commissioner Moritz made a motion to forward S-006-15 to the Board of Supervisors with a favorable recommendation with 5 stipulations. Commissioner Smyers seconded. Motion passed 5-3

**S-013-15 - DISCUSSION/APPROVAL/DISAPPROVAL:** Beazer Homes Holdings Corp, landowner, Atwell, engineer, requesting approval of a tentative plat for **Morning Sun Farms Units 5 & 7**, 207 lots on an 60.72± acre parcel in the CR-3/PAD zone (**PZ-PD-005-10**); situated in a portion of Section 12, T3S, R7E, G&SRB&M, tax parcels 509-02-002K, 002N, 002P, 002Q (located adjacent to the south side of Skyline Drive and the west side of Gary Road in the San Tan Valley area). (**Continued from October 15, 2015**)

**MOTION**

Vice-Chairman Hartman made a motion to forward S-013-15 to the Board of Supervisors with a favorable recommendation. Commissioner Moritz seconded Motion passed 8-0

**WORK SESSION** on case **PZ-C-002-15** to discuss zoning regulation amendments to Title 2 of the Pinal County Development Services Code amending Section 2.10.010 "Definitions"; by adding a definition for "guest" and revising the definition for "Recreational vehicle (RV)/travel trailer;" adding Section 2.150.271 "Recreational vehicles as short term guest housing" to establish criteria for using RVs as temporary guest housing; amending Section 2.185.060 "Recreational Vehicle Storage;" to allow RVs to be plugged in to keep the battery charged; and amending Chapter 2.355 "Park Model/Recreational Vehicle Park Zoning District" to reduce the minimum lot area for an RV Park.

**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.

**MOTION TO ADJOURN**

Commissioner Aguirre-Vogler made a motion to adjourn. Vice-Chairman Hartman seconded.

RESPECTFULLY submitted November 19, 2015.

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Steve Abraham, Planning Manager