



PINAL COUNTY
wide open opportunity

Greg Stanley
County Manager

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

9:00 a.m.

Thursday, November 19, 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**
 - October 28, 2015
 - November 4, 2015 No Cases
4. **REPORT ON TENTATIVE PLAT EXTENSIONS**
 - There were no tentative plat extensions processed for the month of October.

COMMUNITY DEVELOPMENT
PLANNING DIVISION

5. PLANNING MANAGER’S DISCUSSION ITEMS:

- APA Conference
- Resignation of Commissioner Moritz

NEW CASES:

- 6. 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).
- 7. 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).
- 8. 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)**

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.

- 9. 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).
- 10. 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)**

WORK SESSION

- 11. 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:

- 12. 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.