



**PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
ACTION REPORT OF June 16, 2016**

PRESENT

Mr. Riggins, Chairman
Mr. Hartman, Vice Chairman
Mr. Salas, Member
Mr. Del Cotto, Member
Mr. Putrick, Member Absent

Mr. Shearer, Member Absent
Ms. Aguirre-Vogler, Member
Mr. Smyers, Member
Mr. Grubb, Member Absent
Mr. Ault, Member

LEGAL STAFF PRESENT

Mr. Hay, Deputy County Attorney

PLANNING STAFF PRESENT

Mr. Abraham, Planning Manager
Mr. Balmer, Planner I

Mr. Denton, Planner II
Ms. Fisk, Drafting Specialist

PUBLIC WORKS STAFF PRESENT

Mr. Chow, Development Section Chief

The meeting was called to order at 9:00 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

April 13, 2016 No Cases
April 20, 2016 No Cases
May 4, 2016 No Cases
May 18, 2016 No Cases
June 1, 2016

PLANNING MANAGER DISCUSSION ITEMS

San Tan Area Plan Project

NEW CASES:

SUP-001-16 – PUBLIC HEARING/ACTION: Terra Solutions, LLC., landowner/applicant, requesting approval of a Special Use Permit to operate a backwash storage and evaporation pond facility on a 8.97± acre parcel in the General Rural (GR) zone; situated in a portion of Sections 6, T07S, R03E G&SRB&M, tax parcel 500-09-038 (legal on file) (located approximately .6 miles south of Highway 84 in the Maricopa area).

MOTION: Vice-Chairman Hartman made a motion to forward SUP-001-16 to the Board of Supervisors with a favorable recommendation. Commissioner Ault seconded. Motion passed 5-2.

PZ-PD-007-15 – PUBLIC HEARING/ACTION: Landmark Land Investments, LLC landowner/applicant, Iplan Consulting, agent, requesting approval of an amendment to the San Tan Heights Planned Area Development (PAD) Overlay District (**PZ-PD-037-99**) to remove 320.7± acres to plan and develop the 461 lot Circle G at the San Tans residential development, described as portions of Sections 15 and 22, T03S, R07E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel numbers 509-02-005A/B/C/D

and 509-02-008A/B/C/D and located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road in the San Tan Valley area.

MOTION: Vice-Chairman Hartman made a motion to forward PZ-PD-007-15 to the Board of Supervisors with a favorable recommendation. Commissioner Salas seconded. Motion passed 7-0

PZ-008-15 – PUBLIC HEARING/ACTION: Landmark Land Investments, LLC landowner/applicant, Iplan Consulting, agent, requesting a rezone from CR-1A/PAD (Single Residence Zone) (**PZ-PD-037-99**), to R-7/PAD, R-9/PAD, R-12/PAD (Single Residence Zoning Districts) and MD/PAD (Mixed Dwelling Zoning District) on approximately 320.7± acres to plan and develop the 461 lot Circle G at the San Tans residential development; described as portions of Sections 15 and 22, T03S, R07E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel numbers 509-02-005A/B/C/D and 509-02-008A/B/C/D and located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road in the San Tan Valley area.

MOTION: Vice-Chairman Hartman made a motion to forward PZ-008-15 to the Board of Supervisors with a favorable recommendation. Commissioner Salas seconded. Motion Passed 7-0

PZ-PD-008-15 – PUBLIC HEARING/ACTION: Landmark Land Investments, LLC landowner/applicant, Iplan Consulting, agent, requesting a Planned Area Development (PAD) Overlay District to plan and develop the 461 lot Circle G at the San Tans residential development on approximately 320.7± acres, described as portions of Sections 15 and 22, T03S, R07E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel numbers 509-02-005A/B/C/D and 509-02-008A/B/C/D and located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road in the San Tan Valley area.

MOTION: Vice-Chairman Hartman made a motion to forward PZ-PD-008-15 to the Board of Supervisors with a favorable recommendation. Commissioner Salas seconded. Motion passed 7-0

PZ-PA-001-16 – PUBLIC HEARING/ACTION: Mike Passarelli, landowner, requesting approval of a Non-Major Comprehensive Plan Amendment from Very Low Density Residential (0-1 du/ac) to Secondary Airport on 118.7± acres pending and in conjunction with Rezone request SUP-002-16 in the GR zone; situated in a portion of the N½ of Section 21, T9S, R8E G&SRB&M, tax parcels 411-32-025, 026, & 028 (legal on file) (located approximately one mile southeast of the City of Eloy).

MOTION: Vice-Chairman Hartman made a motion to continue PZ-PA-001-16 case until August 18, 2016. Commissioner Aguirre-Vogler seconded. Motion passed 7-0.

SUP-002-16 – PUBLIC HEARING/ACTION: Mike Passarelli, landowner, requesting approval of a Special Use Permit to operate a private airstrip on a 118.7± acre parcel in the General Rural Zone; situated in a portion of the N½ of Section 21, T9S, R8E G&SRB&M, tax parcels 411-32-025, 026, & 028 (legal on file) (located approximately one mile southeast of the City of Eloy).

MOTION: Vice-Chairman Hartman made a motion to forward SUP-002-16 to the Board of Supervisors with a favorable recommendation. Commissioner Aguirre-Vogler seconded. Motion passed 7-0

S-021-08 - DISCUSSION/APPROVAL/DISAPPROVAL: Wolfkin Farms, LLC, landowner, Rose Law Group, PC, agent, requesting approval of a tentative plat extension for Bella Vista Section 13, 2,007 lots on a 659.09± acre parcel in the CR-3/PAD & CB-2/PAD zones; described as Section 13, T3S, R8E, G&SRB&M, Tax Parcel 210-13-001A (located adjacent to the northern boundary of the Town of Florence).

MOTION: Vice-Chairman Hartman made a motion to continue the meeting until July 21, 2016 at 9:00 am. Commissioner Salas seconded. Motion passed 7-0

S-009-16 - DISCUSSION/APPROVAL/DISAPPROVAL: El Dorado Bella Vista, LLC, landowner, HilgartWilson, engineer, requesting approval of a tentative plat for **Bella Vista Farms Development Unit 2**, 1219 lots on a 416.48± acre parcel in the CR-2/PAD & CR-3/PAD (**PZ-PD-012-11**) zone; situated in a portions of Section 10,11 & 15, T3S, R8E G&SRB&M, Tax Parcels 210-10-001, 210-10-002A, 210-15-001B and 210-11-003 (located south of Skyline Drive and east of Schnepf Road, approximately 4½ mile southeast of the Town of Queen Creek).

MOTION Vice-Chairman Hartman made a motion to forward S-009-16 to the Board of Supervisors with a favorable recommendation. Commissioner Salas seconded. Motion passed 7-0

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

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

RESPECTFULLY submitted July 21, 2016.

Steve Abraham, Planning Manager