



NOTICE OF PUBLIC MEETING AND AGENDA OF THE PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, June 16, 2016

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
()	SMYERS, Member	()	DEL COTTO, Member
()	PUTRICK, Member	()	AULT, Member
()	SHEARER, Member	()	GRUBB, Member (Absent)

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**
 - April 13, 2016, April 20, 2016, May 4, 2016, May 18, 2016: No Cases
 - June 1, 2016
4. **REPORT ON TENTATIVE PLAT EXTENSIONS:**
 - Extension report is attached
5. **PLANNING MANAGER’S DISCUSSION ITEMS:**
 - San Tan Valley Area Plan project
 - Presentation by Evan Balmer on the Site Plan Review Process (after public hearing items)

COMMUNITY DEVELOPMENT
PLANNING DIVISION

NEW CASES:

6. **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).

ITEMS 7, 8 & 9 WILL BE HEARD AS ONE PUBLIC HEARING

7. **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.
8. **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.
9. **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.

ITEMS 10 & 11 WILL BE HEARD AS ONE PUBLIC HEARING

10. **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).
11. **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).

TENTATIVE PLATS:

- 12. 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).
- 13. 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).

WORK SESSION:

- There are no items for work-session discussion.

CALL TO THE COMMISSION:

- 14. 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.