



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

AMENDED

Regular Meeting

9:00 a.m.

Thursday, August 18, 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**
 - August 10, 2016
4. **REPORT ON TENTATIVE PLAT EXTENSIONS:**
 - There were no tentative plat extensions approved by the Director of Community Development last month.

CONTINUED CASES:**ITEMS 5 & 6 WILL BE HEARD AS ONE PUBLIC HEARING**

5. **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). **(Continued from June 16, 2016 Planning & Zoning Commission hearing)**
6. **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). **(Continued from June 16, 2016 Planning & Zoning Commission hearing)**

TENTATIVE PLATS:**ITEMS 7 & 8 WILL BE HEARD TOGETHER**

7. **S-026-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Meridian Land Holdings, LLC, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Santa Cruz Ranch**, 4,157 lots on a 1,237± acre parcel in the CR-3/PAD zone; situated in portions of Sections 26, 27, 34 & 35, T5S, R4E, G&SRB&M, Tax Parcel 502-14-002A et al. (parcel list on file) (located along Anderson Road bisecting Ruben Drive and Teel Road approximately 1 mile west of the City of Casa Grande). **(Continued from the August 20, 2015 Planning & Zoning Commission hearing)**
8. **S-033-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** SCR, LLC, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Santa Cruz Ranch Units 4&5**, 2,030 lots on a 674± acre parcel in the CR-3/PAD & CB-1/PAD zones; situated in portions of Sections 26, 34, & 35, T5S, R4E, G&SRB&M, Tax Parcel 502-23-001 et al. (parcel list on file) (located along Anderson Road bisecting Teel Road and Miller Road approximately 1½ mile west of the City of Casa Grande). **(Continued from the August 20, 2015 Planning & Zoning Commission hearing)**

WORK SESSION:

9. **WORK SESSION:** Discussion of the Pinal County 2016 Major Comprehensive Plan amendments:
 - A. **PZ-PA-003-16: WORK SESSION** on a major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan to re-designate 937± acres of land from **Very Low Density Residential, Moderate Low Density Residential, and High Intensity Activity Center to Employment and Secondary Airport** in the Casa Grande area; situated in a portion of Sections 17, 20 & 21 T07S, R05E located on the east side of Montgomery Road between Hanna Road and the Tohono O'Odham Nation.

- B. PZ-PA-004-16: WORK SESSION** on a major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan to re-designate 257± acres of land from **Moderate Low Density Residential to General Public Facilities/Services** in the Coolidge area; situated in a portions of Sections 29 & 30, T06S, R08E located adjacent to the south side of State Route Highway 287 approximately 1 mile east of Eleven Mile Corner Road.

CALL TO THE COMMISSION:

- 10. 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.