



PINAL COUNTY
wide open opportunity

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

Regular Meeting

9:00 a.m.

Thursday, October 20, 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

- September 21, 2016
- October 5, 2016: No Cases

4. REPORT ON TENTATIVE PLAT EXTENSIONS:

- There were no tentative plat extensions approved by the Director of Community Development last month.

5. PLANNING MANAGER DISCUSSION ITEMS

- Presentation by Kent Taylor, Pinal County Open Space and Trails Director

COMMUNITY DEVELOPMENT
PLANNING DIVISION

WORK SESSION:

6. **WORK SESSION:** Discussion of a County initiated Non-Major Amendment to the Open Spaces and Places section (chapter 6) of the Pinal County Comprehensive Plan.

NEW CASES:**ITEMS 7, 8 AND 9 WILL BE HEARD AS ONE PUBLIC HEARING**

7. **PZ-PA-005-16 – PUBLIC HEARING/ACTION:** Donald & Daryl Schnepf, landowners, Pew & Lake P.L.C., applicant, requesting approval of a requesting approval of a Non-Major Comprehensive Plan Amendment from **Moderate Low Density Residential (1-3.5 du/ac) to Employment** on 5.13± acres pending in conjunction with Rezone request **PZ-004-16** and Planned Area Development Overlay District **PZ-PD-004-16** in the Suburban Ranch zone; situated in a portion of the E½ of Section 16, T02S, R08E, G&SRB&M, tax parcels 104-46-095H, & a portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).
8. **PZ-004-16 – PUBLIC HEARING/ACTION:** Donald & Daryl Schnepf, landowners, Pew & Lake P.L.C., applicant, requesting a **rezone** from **SR** (Suburban Ranch) (PZ-296-71) to **I-1** (Industrial Buffer Zoning District), on approximately 5.13± acres to operate a screen manufacturing facility; situated in a portion of the E½ of Section 16, T02S, R08E, G&SRB&M, tax parcels 104-46-095H & portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).
9. **PZ-PD-004-16 – PUBLIC HEARING/ACTION:** Donald & Daryl Schnepf, landowners, Pew & Lake P.L.C., applicant, requesting approval of a **Planned Area Development (PAD) Overlay District** to plan and develop the Severtson screen manufacturing facility on approximately 5.13± acres; situated in a portion of the E½ of Section 16, T02S, R08E, G&SRB&M, tax parcels 104-46-095H & portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).
10. **SUP-015-15 – PUBLIC HEARING/ACTION:** Eustolia V. Ornelas, landowner, Michael Corral, applicant, requesting approval of a Special Use Permit to operate a private motocross facility on a 12± acre parcel in the General Rural (GR) zone; situated in a portion of Sections 19 and 30, T4S, R10E G&SRB&M, tax parcel 201-21-005C (legal on file) (located approximately one mile east of Highway 79 in the Florence area).
11. **SUP-004-16 – PUBLIC HEARING/ACTION:** Florence Unified School District, landowner, David McKinley, Crown Castle, agent, requesting approval of a Special Use Permit to increase the width of the antenna arrays on an existing stealth wireless facility (ball field light) from 4' 4" to 12' 6" and increase the length of the standoff mounting fixture from 5.5" to 3' on a 21.39± acre parcel in the CR-5 zone; situated in a portion of Section 20, T3S, R8E G&SRB&M, tax parcel 210-20-002G (legal on file) (located on the Walker Butte High School Campus on Desert Willow Blvd north of Johnson Ranch Blvd in the San Tan Valley area).

TENTATIVE PLATS:

12. **S-017-16 - DISCUSSION/APPROVAL/DISAPPROVAL:** Robson Ranch Mountains, LLC, landowner, B&R Engineering, Inc., engineer, requesting approval of a tentative plat for **Saddlebrooke Ranch Unit 9**, 84 lots on a 28.42± acre parcel in the CR-3/PAD zone; situated in a portion of Section 5, T10S, R14E, G&SRB&M, Tax Parcels 305-31-015P (located adjacent to Robson Circle north of Highway 77 in the Oracle area).

CALL TO THE COMMISSION:

- 11. 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.