



PINAL COUNTY
wide open opportunity

PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, January 19, 2012

Emergency Operations Center (EOC) Pinal County Complex - Building F
31 N. Pinal St. Florence, Arizona

NOTICE OF PUBLIC MEETING AND AGENDA

There may be a supplemental agenda for this hearing, please check with the
Planning & Development Department at 520-866-6447.

CALL TO ORDER:

- | | |
|----------------------------|----------------------------|
| () HARTMAN, Chairman | () RIGGINS, Vice-Chairman |
| () AGUIRRE-VOGLER, Member | () SALAS, Member |
| () FAUCETTE, Member | () ELLIS, Member |
| () BROWN, Member | () MORITZ, Member |
| () GUTIERREZ, Member | () DEPUTY COUNTY ATTORNEY |

SCHEDULE OF AGENDA: 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.

1. DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES:

- November 17, 2011
- December 15, 2011

2. PLANNING DIRECTORS DISCUSSION ITEMS:

A. Reappointment of Commissioner Moritz from Jan. 8 2012 until Jan. 8, 2016

3. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

- December 21, 2011 (Minutes attached)
- January 4, 2012 No Cases

CONTINUED CASES:

AGENDA ITEMS 4 & 5 WILL BE DISCUSSED TOGETHER

4. **PZ-PA-010-11 - PUBLIC HEARING/ACTION:** Tapia Acencion, landowner/applicant, requesting approval of a Non-Major Comprehensive Plan Amendment from **Very Low Density Residential (0-1 DU/AC)** to **Employment** on 3.3± acres to allow parking for 10 semi-trucks for business use; situated in a portion of the northeast quarter of Section 23,

PLANNING & DEVELOPMENT

T05S, R04E G&SRB&M (legal on file) Tax Parcel 502-44-014 (located approximately ¼ mile west of Russell Road and south of Trading Post Road in the Casa Grande area).
(Continued from the November 17, 2011 Planning Commission Meeting)

5. **SUP-013-11 - PUBLIC HEARING/ACTION:** Tapia Acencion, landowner/applicant, requesting approval of a Special Use Permit to allow parking for 10 semi-trucks for business use on a 3.3± acre parcel in the Suburban Ranch Zone; situated in a portion of the northeast quarter of Section 23, T05S, R04E G&SRB&M (legal on file) Tax Parcel 502-44-014 (located approximately ¼ mile west of Russell Road and south of Trading Post Road in the Casa Grande area). (Continued from the November 17, 2011 Planning Commission Meeting)

NEW CASES:

AGENDA ITEMS 6 & 7 WILL BE DISCUSSED TOGETHER

6. **PZ-PA-009-11 – PUBLIC HEARING/ACTION:** Arizona State Land Department, landowner, Jason Allen, agent, requesting approval of a Non-Major Comprehensive Plan Amendment from Restricted Use Open Space to Moderate Low Density Residential on 4.91± acres to allow an unmanned aircraft testing field; situated in a portion of the southeast quarter of Section 30, T03S, R10E G&SRB&M (legal on file) State Land (located on the east side of Highway 79 approximately 1 mile north of Arizona Farms Road).
7. **SUP-016-11- PUBLIC HEARING/ACTION:** Arizona State Land Department, landowner, The Boeing Company, applicant, Jason Allen, agent, requesting approval of a Special Use Permit to allow an unmanned aircraft testing field on 4.91± acres in the General Rural Zone; situated in a portion of the southeast quarter of Section 30, T03S, R10E G&SRB&M (legal on file) State Land (located on the east side of Highway 79 approximately 1 mile north of Arizona Farms Road).

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.

8. **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 July 21, 2011 Commission Meeting)
9. **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 July 21, 2011 Commission Meeting)

WORK SESSION:

- 10. Discussion on Commission procedures for work sessions**

FUTURE MEETING DATES AND AGENDA ITEMS

The Planning 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).

ADJOURNMENT