



PINAL COUNTY
wide open opportunity

PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, June 21, 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:

- **May 17, 2012**

2. PLANNING DIRECTORS DISCUSSION ITEMS:

- **Training Opportunities for the Commission**

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

- **May 9, 2012**
- **May 23, 2012**
- **June 6, 2012**

CONTINUED CASES:

AGENDA ITEMS 4, 5 & 6 WILL BE DISCUSSED TOGETHER

- 4. PZ-PA-001-12 - PUBLIC HEARING/ACTION:** Camelhead Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a Non-Major Comprehensive Plan Amendment request from Employment to High Density Residential on 19.6± acres

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and from Very Low Density Residential to High Density Residential on 19.7± acres to allow recreational vehicles, park models and manufactured housing; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area). **(Continued from the May 17, 2012 Planning Commission meeting)**

5. **PZ-005-12 - PUBLIC HEARING/ACTION:** Camelhead Associates, LLC, landowner/applicant, Lyle Richardson, agent requesting approval of a rezone request from RVP (Recreational Vehicle Park)(**PZ-033-84**) to MHP (Manufactured Home Park Zoning District) to allow recreational vehicles, park models and manufactured housing within the 41.5± acre Picacho RV Resort parcel; pending and in conjunction with Board of Supervisors PAD Overlay District approval request case **PZ-PD-005-12**; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area). **(Continued from the May 17, 2012 Planning Commission meeting)**
6. **PZ-PD-005-12 - PUBLIC HEARING/ACTION:** Camelhead Associates, LLC, landowner/applicant, Lyle Richardson, agent requesting approval of a Planned Area Development Overlay District to allow recreational vehicles, park models and manufactured housing within the 41.5± acre Picacho RV Resort parcel; pending and in conjunction with Board of Supervisors zone change approval case **PZ-005-12**; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area). **(Continued from the May 17, 2012 Planning Commission meeting)**

NEW CASES:

7. **SUP-002-12 – PUBLIC HEARING/ACTION:** AZ City Carwash, LLC c/o Jack Stonebraker, landowner/applicant, requesting approval of a Special Use Permit on a .63± acre parcel in the CB-1 (Local Business) Zone (**PZ-192-70**) to operate a carwash; described as lot 2987 and west half of lot 2988, amended plat of Arizona City Unit Two-A, Section 06, T08S, R07E G&SRB&M (legal on file) Tax Parcel 406-02-053A (located at the southeast corner of Battaglia Drive and Tacna Road in the Arizona City area) (The previous SUP approved for the existing use under case **SUP-038-97** has expired due to a change in ownership).
8. **PZ-PD-011-11 - PUBLIC HEARING/ACTION:** One Community Church, landowner/applicant, Dean Schifferer, agent requesting approval of a Planned Area Development Overlay District to reduce setbacks to allow a church on a 1.25± acre parcel within the GR (General Rural) Zone; situated in a portion of the northeast quarter of Section 3, T3S, R7E G&SRB&M (legal on file) Tax Parcel 509-04-002E (west of Trica Road, south of Hunt Highway in the Queen Creek area) **(Remanded to the Planning Commission by the Board of Supervisors on May 9th 2012).**
9. **PZ-C-005-12 – DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission in accordance with A.R.S. § 11-813(D) and PCDSC 2.165.030, initiate zoning regulation amendments to **Title 2 “Zoning”** of the Pinal County Development Services Code, amending **Chapter 2.10.010 “Definitions,” Chapter 2.135 “Park Model (PM) and Recreational Vehicle (RV) Park Zone” and Chapter 2.355 “PM/RVP-435 Park Model/Recreational Vehicle Park Zoning District”** to consider adding definition(s); address a new state law, clarify language in these chapters concerning park, plan approval and street requirements, development standards and any other matters that will

make these chapters more consistent with the rest of Title 2 of the Development Services Code.

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.

10. **S-039-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** Pulte Homes Corporation, landowner, Matthew Cawley, RBF Consulting, engineer, requesting approval of a tentative plat extension for **Red Rock Village IV**, 105 lots on a 22.6± acre parcel in the CR-3/PAD zone; situated in portion of the S½ of Section 8, T10S, R10E, G&SRB&M, Tax Parcel 410-11-001U (located south of Reunion Road and approximately 1 mile west of Interstate 10 in the Red Rock area).
11. **S-005-04 - DISCUSSION/APPROVAL/DISAPPROVAL:** Gem Land & Cattle, LLC, landowner, Ken Marks, The WLB Group, Inc., engineer, requesting approval of a tentative plat extension for Magic Ranch 40, 756 lots on a 158.2± acre parcel in the CR-3/PAD zone; described as the SW¼ of Section 12, T4S, R8E, G&SRB&M, Tax Parcels 200-26-003F, 003G, 200-59-005, 006A & 06B (located adjacent to the west side of Town of Florence approximately ¾ mile north of Hunt Highway).

WORK SESSION:

12. **PZ-C-002-12 – Work session** to discuss zoning regulation amendments to **Title 2** of the **Pinal County Development Services Code**, amending **Chapter 2.145 Signs**, adding language to address new types of portable and temporary signs, monument signs as well as adding the new zones categories created with the recent Zoning Ordinance update.
13. **PZ-C-003-12 – Work session** to discuss zoning regulation amendments to **Title 2** of the **Pinal County Development Services Code**, amending **Chapter 2.185 Outside Storage and Parking**, to consider adding language to address definitions, parking locations, setbacks, and restrictions for commercial vehicles with a gross vehicle weight of 19,501 lbs or more and to add language in support of A.R.S. sec. 11-269.10 (Public Service and Public Safety Emergency Vehicles).
14. **PZ-C-004-12 - Work session** to discuss subdivision regulation amendments to **Title 3** of the **Pinal County Development Services Code**, amending **Chapter 3.20 Final Plat Additional Data**, to consider adding language to address adequate water supply outside of Active Management Areas (AMAs)

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