



PINAL COUNTY
wide open opportunity

PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, July 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 | () | MORITZ, Member |
| () | BROWN, Member | () | ELLIS, 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:

- June 21, 2012

2. PLANNING DIRECTORS DISCUSSION ITEMS:

- APA Conference

3. DISCUSSION/APPROVAL/DISAPPROVAL: Re-scheduling the Regular Planning Commission Meeting to **September 13, 2012 at 9 a.m.** in the Emergency Operations Center (EOC) Pinal County Complex - Building F 31 N. Pinal St. Florence, Arizona.

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

- June 20, 2012

TENTATIVE PLATS:

PLANNING & DEVELOPMENT

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.

5. **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 January 19, 2012 Commission Meeting)**
6. **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 January 19, 2012 Commission Meeting)**
7. **S-013-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Amarillo & Papago Investments, LLP, landowner, Ryan Weed, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Amarillo Creek Units II & III**, 1,549 lots on a 452.48± acre parcel in the CR-3/PAD zone; situated in portion of Section 17, T5S, R3E, G&SRB&M, Tax Parcels 510-48-009D, 009F, 009J, & 009K (located approximately 1½ miles southwest of the City of Maricopa).
8. **S-021-08 - DISCUSSION/APPROVAL/DISAPPROVAL:** Wolfkin Farms, LLC, landowner, Jackie Guthrie, 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).

NEW CASES:

9. **PZ-C-002-12 - PUBLIC HEARING/ACTION:** Pinal County Planning & Development Department requesting approval of a text amendment to the County zoning ordinance, **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 and political signs, as well as adding the new zone categories created with the recent Zoning Ordinance update.
10. **PZ-C-004-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission amend its earlier action initiating a subdivision regulation amendment to **Title 3 of the Pinal County Development Services Code** to amend **Chapter 3.20 Final Plat Additional Data** to consider adding language to address adequate water supply outside an Active Management Areas (AMAs) to also initiate a subdivision amendment to **Chapter 3.60 Appeals, Modifications and Waivers** to consider adding a process for requesting exemptions from water adequacy requirements for subdivisions outside of AMAs.
11. **PZ-C-003-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission amend

the earlier initiation, in accordance with A.R.S. § 11-813(D), of a zoning regulation amendment to **Chapter 2.185 Outside Storage and Parking** of Title 2 of the Pinal County Development Services Code to include an amendment to **Chapter 2.105 CI-1 Light Industry and Warehouse zone, Chapter 2.325 C-3 General Commercial zoning district, Chapter 2.330 I-1 Industrial Buffer zoning district, Chapter 2.335 I-2 Light Industrial and Warehouse zoning district and Chapter 2.340 I-3 Industrial zoning district** to list heavy truck parking as either an allowed use or a special use in each of these zones.

12. **PZ-C-003-12 - PUBLIC HEARING/ACTION:** Pinal County Planning & Development Department requesting approval of text amendments to the County zoning ordinance 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). **(Staff will be requesting to have this agenda item Withdrawn. This item will be noticed for a future date.)**

WORK SESSION:

13. **WORKSESSION - PZ-C-005-12 :** this is a work session to discuss 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.

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