



PINAL COUNTY  
*wide open opportunity*

## PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, August 16, 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          |                            |
| ( ) 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
- July 19, 2012

#### 2. PLANNING DIRECTORS DISCUSSION ITEMS:

- Boards & Commissions Conference

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

- July 25, 2012
- August 8, 2012

#### CONTINUED CASES:

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 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

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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 & June 21, 2012 Planning Commission meetings)**

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 & June 21, 2012 Planning Commission meetings)**
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 & June 21, 2012 Planning Commission meetings)**

#### **NEW CASES:**

**(CASES 7, 8 AND 9 WILL BE DISCUSSED TOGETHER)**

7. **PZ-PA-008-12- PUBLIC HEARING/ACTION:** Pantano Development Bella Vista LLC & PB Bella Vista LLC applicant, Dana Belknap Gallagher & Kennedy, agent requesting approval of a non-major Comprehensive Plan Amendment from **Moderate Low Density Residential (3.5 DU/AC)** to **High Density Residential (8 - 24 DU/AC)** on 37.4± acre parcel situated in a portion of the SE¼ of Section 15, T03S, R08E G&SRB&M, Tax parcel 210-15-004 (portion thereof) (legal on file) (located approximately ½ mile east of the Schnepf Rd. alignment on Bella Vista Rd. on the north side)
8. **PZ-012-11- PUBLIC HEARING/ACTION:** Pantano Development Bella Vista LLC & PB Bella Vista LLC et. al. applicant, Dana Belknap Gallagher & Kennedy, agent requesting approval of a zone change of a total of 1478.1±acres (**PZ(PD-040-98)**) from **CB-1 to CR-2**, 65.03± ac; **CB-1 to CR-3**, 57.6± ac; **CI-1 to CR-3**, 95.8± ac; **CR-1 to CB-1**, 69.4 ±ac; **CR-1 to CR-2**, 1.8± ac; **CR-1 to CR-3**, 127.5± ac; **CR-2 to CB-1**, 57.2± ac; **CR-2 to CR-3**, 303.8± ac; **CR-2 to CR-5**, 12.5± ac; **CR-3 to CB-1**, 57.33± ac; **CR-3 to CR-2**, 131.4± ac; **CR-3 to CR-5** 14.9± ac, **CR-4 to CR-2**, 26.6± ac; **CR-4 to CR-3**, 53.4± ac; **CR-5 to CR-2**, 2.3± ac. **CR-5 to CR-3**,14.9± ac.; **SR to CB-1**, 19.1± ac; **SR to CR-2**, 94.4± ac.; **SR to CR-3**, 262.5± ac; **SR to CR-5**, 9.97± ac; to plan and develop the **Bella Vista Farms PAD**; pending and in conjunction with Board of Supervisors PAD Overlay District Amendment approval request case **PZ-PD-012-11**; situated in a portion of Section 9, Section 10, the E ½ of Section 14, Section 15, and Section 16, T03S, R08E G&SRB&M, Tax parcels (multiple maps) 210-09, 210-10, 210-14, 210-15, 210-16 (portions thereof, parcel list on file)(legal on file) (located north of the intersection of the Schnepf Rd. alignment and Bella Vista Rd.)
9. **PZ-PD-012-11- PUBLIC HEARING/ACTION:** Pantano Development Bella Vista LLC & PB Bella Vista LLC et. al. applicant, Dana Belknap Gallagher & Kennedy, agent

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requesting approval of a Planned Area Development Overlay Zone amendment to allow the re-designation and relocation of open spaces/recreational amenities, removal of industrial uses, re-designate certain areas from single family residential to multi-family residential, amend development standards, create a 200 acre educational campus and increase the total number of allowed dwelling units within the 2301.4± acre Bella Vista Farms PAD previously approved under case **(PZ-PD-040-98)**; pending and in conjunction with Zone change approval request case **PZ-012-11**; situated in a portion of Section 9, Section 10, the E½ of Section 14, Section 15, and Section 16, T03S, R08E G&SRB&M, Tax parcels (multiple maps) 210-09, 210-10, 210-14, 210-15, 210-16 (portions thereof, parcel list on file)(legal on file) (located north of the intersection of the Schnepf Rd. alignment and Bella Vista Rd.)

**(CASES 10 AND 11 WILL BE DISCUSSED TOGETHER)**

10. **PZ-PD-007-12- PUBLIC HEARING/ACTION:** Jupiter Realty Associates, applicant, Pew and Lake PLC agent, requesting approval of a Planned Area Development (PAD) Overlay District Amendment to allow the removal of a one (1) acre parcel of land from the 78.95± acre **Phase 4 at Gold Canyon East PAD** previously approved under cases **(PZ(PD)018-96)**; situated in a portion of the NE¼ of Section 5 & the N½ of Section 4, T01S, R09E G&SRB&M; Tax parcels (multiple maps) 104-10, 104-73, 104-74, 108-09, 108-08, 108-07 (parcel list on file) (legal on file) (located at the SWC of the intersection of Baseline Rd. and Kings Ranch Rd. in the Gold Canyon area).
11. **PZ-007-12- PUBLIC HEARING/ACTION:** Jupiter Realty Associates, applicant, Pew and Lake PLC agent, requesting approval of a Zone Change from CR-1A **(PZ-021-86)** & CR-3/PAD **(PZ(PD)018-96)** to R-9 (Single Residence zoning district to plan and develop a 14 lot single family subdivision on 5.5± acres pending and in conjunction with Board of Supervisors PAD Overlay District Amendment approval request case **PZ-PD-007-12**; situated in a portion of the NE¼ of Section 5 & the NW¼ of Section 4, T01S, R09E G&SRB&M; Tax parcel 104-74-236A (legal on file) (located on the east side of Don Donnelly Dr. north of Avienda de Angles in the Gold Canyon Area.)
12. **SUP-003-12 - PUBLIC HEARING/ACTION:** Verizon Wireless, applicant, James Beal, landowner, Pinnacle Consulting, agent requesting a Special Use Permit to construct and operate a 150 foot tall monopole wireless communication facility on 945 square foot lease area of a 2.59± acre parcel in the (GR) General Rural zone; situated in a portion of the NW¼ of Section 31, T09S, R16E G&SRB&M, Tax parcel 307-02-002C (legal on file) (located northeast of the intersection of Oracle Turbine Station Rd and American Avenue in the Oracle area).

**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.

13. **S-005-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** Willow Springs Properties, LLC, landowner, Stacey Weaks, Norris Design, agent, requesting approval of a tentative plat extension for Willows Springs South Village Parcel 2, Neighborhood 1, Villages 1-4, 545 lots on a 447.93± acre parcel in the CR-3/PAD zone; situated in portion of Sections 22, 23, 26, & 27, T8S, R13E, G&SRB&M, Tax Parcel 304-02-008 (located approximately 12 miles northwest of Oracle).

**NEW CASES:**

14. **BSD-001-12 - PUBLIC HEARING/ACTION:** Adoption of the **2012 Building Code Ordinance**, an Ordinance of the Board of Supervisors of Pinal County, Arizona that adopts specific 2012 Building Codes and amendments, the 2006 International Energy Conservation Code and amendments and the 2011 National Electrical Code and amendments for application within the unincorporated areas of Pinal County. This Ordinance repeals the 2006 International Building Code Ordinance, (**Ordinance No. 022107-BCO**).
15. **PZ-C-006-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with A.R.S. 11-813 (D) a Zoning Ordinance Text Amendment to **Title 2 of the Pinal County Development Services Code**, amending **Chapter 2.175 Planned Area Development (PAD) Overlay Zoning District** to consider adding language to allow previously approved PADs to make amendments following the requirements of Chapter 2.175 when rezoning to the Mixed Use Zoning District, subject to criteria, and to allow administrative PAD amendments when rezoning to the Mixed Use Zoning District, subject to criteria; amending **Chapter 2.176 Planned Area Development (PAD) Overlay Zoning District on or after February 18, 2012** to consider adding criteria for PAD amendments with mixed use zoning; and adding **Chapter 2.360 Mixed Use Zoning District**, to consider adding a new zoning district that will permit a mix of development types including residential, commercial and industrial and will provide flexibility in these development area boundaries.
16. **PZ-C-003-12 - PUBLIC HEARING/ACTION:** text amendments to the County Zoning Ordinance, **Title 2** of the Pinal County Development Services Code, that **amend Chapter 2.185 “Outside Storage and Parking,” 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”** by:
- Amending section **2.185.010** by adding subsections B and C listing additional actions that are unlawful;
  - Amending section **2.185.040** by adding definitions for commercial vehicle, heavy truck, person, telecommunications and vehicle;
  - Amending section **2.185.050** by revising subsection A to start with the phrase “Unless otherwise prohibited or restricted in this chapter” and adding a new subsection B addressing parking of public service and public safety vehicles.
  - Adding a new section **2.185.055** “Heavy trucks; standing, parking or storage” listing the zoning districts where heavy trucks, standing, parked or stored are prohibited, listing certain exceptions, and listing the zoning districts where they are allowed subject to certain restrictions;
  - Amending sections **2.105.10, 2.335.020 and 2.340.020** by adding under uses permitted “heavy truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment;”
  - Amending section **2.325.030** by adding under special uses “heavy truck parking, staging and point of operation for trucking operations and their accessory equipment;” and
  - Amending section **2.330.030** by adding under special uses “heavy truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment.”

**WORK SESSION:**

17. **WORK SESSION:** Discussion of the Pinal County 2012 Major Comprehensive Plan amendments
- A. **PZ-PA-002-12:** to discuss the alignment options for the Juan Bautista de Anza National Historic Trail through Pinal County as depicted on the Pinal County Comprehensive Plan **Open Space and Trails Exhibit**.
  - B. **PZ-PA-003-12:** to discuss the proposed amendment to the trails alignments within the Pinal County Comprehensive Plan **Open Space and Trails Exhibit**.
  - C. **PZ-PA-004-12:** to discuss the proposed text amendment to add criteria to **Chapter 10: Implementation**; to establish when a trail realignment is considered a major, non-major or administrative amendment within the Pinal County Comprehensive Plan.
  - D. **PZ-PA-005-12:** to discuss proposed text amendments of **Chapter 3: Sense of Community and Chapter 7: Environmental Stewardship**; to amend and add new polices concerning urban heat islands, rain water harvesting and “Energy Star” compliant construction practices.
  - E. **PZ-PA-006-12:** to discuss the proposed text amendment to add goals and policies to **Chapter 6: Open Spaces and Places**; to establish criteria and purpose for the creation of a trails manual within the Pinal County Comprehensive Plan.
18. **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 and Chapter 3.60 Appeals, Modifications and Waivers, to consider adding language to address adequate water supply outside of Active Management Areas (AMAs).**

**CONTINUED CASE:**

19. **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. **(Continued from the July 18, 2012 Planning Commission meeting)**

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**