



Greg Stanley  
County Manager

**PINAL COUNTY PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MINUTES OF February 20, 2014**

**PRESENT:** Mr. Hartman, Chairman  
Mr. Salas, Member  
Ms. Moritz, Member  
Mr. Anderson, Member  
Mr. Grubb, Member

Ms. Aguirre-Vogler, Member  
Mr. Gutierrez, Member  
Mr. Del Cotto, Member  
Mr. Smyers, Member

**ABSENT:** Mr. Riggins, Vice-Chairman

**LEGAL STAFF PRESENT:**  
Mr. Langlitz, Deputy County Attorney

**PLANNING STAFF PRESENT:**  
Mr. Stabley, Planning Director  
Ms. MacDonald, Planner II  
Mr. Balmer, Planner I

Mr. Abraham, Planning Manager  
Mr. Denton, Planner II  
Ms. Bruninga, Secretary II

**PUBLIC WORKS STAFF PRESENT:**  
Mr. Chow, Development Section Chief

The meeting was called to order at 9:07 a.m., this date by Chairman Hartman in the Pinal County Administration Building A., Florence, Arizona.

**DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES:**

**January 16, 2014**

**MOTION**

Commissioner Salas made a motion to approve the minutes of January 16, 2014. Commissioner Moritz seconded the motion. Motion passed unanimously. (9-0)

**PLANNING DIRECTORS DISCUSSION ITEMS**

Mr. Stabley introduced Evan Balmer to the Commission as the new Planner I.

**Community Development Department**

Mr. Stabley informed the Commission of the upcoming Community Development Department.

**RVs as Guest Housing Update**



Mr. Stabley stated that the Board of Supervisors would like the project to be put on hiatus until the winter months, to allow winter visitors to be able to participate and provide feedback.

Chairman Hartman stated that he would like a field trip organized, to tour all of the Supervisor Districts.

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

January 22, 2014

February 5, 2014 No Cases

### CONTINUED CASES:

**PZ-PD-008-13 – PUBLIC HEARING/ACTION:** Gary Road Holdings, LLC, landowners/applicants, Matrixx Management, LLC, agent, requesting approval of an Amendment to a Planned Area Development (PAD) Overlay District (**PZ(PD)037-03**) on 83.52± acres within the **San Tan Heights PAD** to plan and develop 218 single-family dwelling units; situated in a portion of the NE¼ of Section 13, T3S, R7E G&SRB&M, tax parcels 509-02-9240 & 509-02-059A (legals on file) (located approximately ½ mile south of the Gary Road and Hunt Highway intersection). (**Continued from the January 16, 2014 Planning Commission Meeting**)

Mr. Abraham read a portion of the staff report and used a PowerPoint.

Chairman Hartman called the applicant forward. George Cannataro, Coe & Van Loo, 4550 N. 12<sup>th</sup> Street, Phoenix, Arizona 85014, came forward to address the Commission. Mr. Cannataro gave a brief history of the request for extension.

Chairman Hartman asked why an extension was needed. Mr. Cannataro responded that complications with the neighbors have come up. Mr. Cannataro added that everything should be worked out by the April Commission meeting. Commissioner Salas stated that he has concerns with Mr. Cannataro not having specific information to provide the Commission. Commissioner Grubb stated that he agrees with Commissioner Salas, as the Commission does not like to repeatedly continue cases. Chairman Hartman stated that if the continuance were to be approved it would be the last one for this project.

Commissioner Aguirre-Vogler asked if staff recommends denial. Mr. Abraham responded that staff does not recommend denial, adding that the first continuance was during the holidays, and the second neighborhood meeting brought a lot of opposition and new issues. Commissioner Aguirre-Vogler asked if there had been any recent neighborhood meetings. Mr. Abraham stated that there haven't been any recent meetings, but the applicant did comply with meetings as required.

Chairman Hartman opened the public portion of the meeting. Hearing none, Chairman Hartman closed the public portion of the meeting.

### MOTION PZ-PD-008-13



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Commissioner Aguirre-Vogler made a motion to continue case PZ-PD-008-13 to April 17, 2014 at 9:00. Commissioner Moritz seconded the motion. Motion passed unanimously (9-0).

#### NEW CASES:

**PZ-PA-001-14 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDS 2.170.110, a non-major amendment of the **Pinal County Comprehensive Plan** to amend the **Land Use Plan** to designate 155± acres of land to **Very Low Density Residential (0-1 DU/AC)**; situated in a portion of the northeast quarter of Section 17, T5S, R6E G&SRB&M; located a half mile southwest of Interstate 10 & Highway 387 interchange.

Mr. Denton stated that staff requests this amendment to correct an error on the Land Use Map. Chairman Hartman stated that this is Gila River property. Mr. Denton responded that the land use map shows it as part of the Gila River Indian Community, but it doesn't currently have a designation. Mr. Denton added that with this initiation, a designation will be provided.

Commissioner Aguirre-Vogler stated that she doesn't have a map. Mr. Denton responded that if the Commission chooses to initiate, a map will be provided.

#### MOTION PZ-PA-001-14

Commissioner Aguirre-Vogler made a motion to initiate PZ-PA-001-14. Commissioner Gutierrez seconded the motion. Motion passed unanimously (9-0).

#### TENTATIVE PLATS:

**S-001-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Amarillo Creek South, LLC, landowner, Barbara Rust, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Amarillo Creek South**, 1,086 lots on a 321.3± acre parcel in the CR-3/PAD & CB-2/PAD zones; described as the E½ of Section 20, T5S, R3E, G&SRB&M, Tax Parcels 510-48-015F & 510-48-015G (located approximately 2 miles southwest of the City of Maricopa).

Mr. Denton read a portion of the staff report and used a PowerPoint.

Commissioner Aguirre-Vogler stated that the original subdivision plat was in 2005, and asked what has been done to improve the infrastructure, as it is almost 10 (ten) years later. Mr. Denton responded that the applicant can discuss this information.

Chairman Hartman called the applicant forward. Barbara Rust, Coe & Van Loo, 4550 N. 12<sup>th</sup> Street, Phoenix, Arizona 85014, came forward to address the Commission. Ms. Rust discussed the project as well as growth in the county. Ms. Rust stated that Global Water has installed the utilities and infrastructure in the area.



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Chairman Hartman stated that there have been a lot of plotted lands in the area that never developed. Chairman Hartman asked if the Global Water treatment plant is operational. Ms. Rust stated that it is not in operation yet. Chairman Hartman stated that is a good reason to grant an extension, as the treatment plant is still being worked on, as well as the 347 overpass that is still in the works. Ms. Rust responded that the extension is needed, the builders have started work but it will be a while before all of the infrastructure is in place.

Commissioner Aguirre-Vogler asked for an update on infrastructure from Mr. Chow. Mr. Chow responded that he is not involved with the transportation planning within the City of Maricopa. Commissioner Aguirre-Vogler asked how many years it will take for the overpass to be completed, and asked if the surrounding developers are contributing. Chairman Hartman stated that this will take time, but he is unsure of an estimated completion date. Chairman Hartman added that a field trip in the area would allow the Commission the chance to see the proposed subdivisions that were never completed

Commissioner Aguirre-Vogler asked if developers pay into a transportation fund to ensure that these projects are completed. Mr. Stabley responded that staff would have more information for the Commission at a future hearing.

Commissioner Moritz asked if it will take two (2) years to complete infrastructure and establish lots for sale. Ms. Rust responded that there are thirteen (13) sets of plats and two sets of infrastructure, so it will take time to get them all reviewed and recorded.

BREAK 9:42  
RECONVENED 9:51

Ms. Rust stated that the process takes time, and after everything is approved, Construction will begin.

Commissioner Moritz asked how the applicant is sure that the sites will be ready for market on time in two (2) years. Mr. Denton responded that once the final plat was recorded, this case wouldn't have to come back before the Commission for an extension. Ms. Rust stated that it would be better in this case to request a three (3) year extension.

Chairman Hartman asked how the process for extensions has changed. Mr. Denton responded that the subdivision regulations state that the Commission will grant extensions. Mr. Denton added that tentative plats do not go to the Board of Supervisors for approval.

Chairman Hartman asked if there would be additions to the stipulations from Public Works. Mr. Chow responded that some of the stipulations were revised at the time of the first extension, and they were brought up to the current regulations at that time.

Commissioner Aguirre-Vogler stated that the applicant has asked for a three (3) year extension. Mr. Denton responded that it is up to the Commission on how long they wish to approve. Commissioner



Aguirre-Vogler asked what the applicant is limited to within this timeframe. Mr. Denton stated that staff is hoping the applicant has the final plat recorded within the time frame.

Commissioner Gutierrez asked if there are plans in place to address the traffic issues. Ms. Rust responded that she has been in contact with Maricopa to find out how the traffic will be manipulated in order to complete the overpass. Ms. Rust added that the overpass plans include the railroad department and the City of Maricopa. Commissioner Gutierrez stated that the applicant has a financial vested interest in the development and there are issues that could adversely affect the project.

Chairman Hartman asked if granting a three (3) year extension will set precedence for future extension requests. Mr. Langlitz responded that the length of the extension is up to the Commission and can be handled on a case by case basis. Mr. Langlitz added that the Commission should be ready for another applicant to request a three (3) year extension, and it will be at the discretion of the Commission to grant that extension based on the circumstances at the time.

Commissioner Moritz stated that she questions the applicant's ability to accomplish all of the requirements within a two (2) year time frame and she would support a three (3) year extension. Chairman Hartman agreed, adding that long term projects include many variations that may take longer than the normal two (2) year extension.

#### **MOTION – S-001-05**

Commissioner Aguirre-Vogler made a motion to approve stipulations 1-51, modifying stipulation 43 to extend the tentative plat to April 20, 2017 as set forth in the staff report. Commissioner Salas seconded the motion. Motion passed unanimously (9-0).

**S-045-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Wolff Langley Opportunity I, LLC, landowner, requesting approval of a tentative plat extension for **San Tan Shadows**, 1,228 lots on a 456.7± acre parcel in the CR-3/PAD zone; situated in portions of Sections 1, 2, & 12, T3S, R7E, G&SRB&M, Tax Parcels 509-02-064, 509-03-003R, and 509-03-003Q (located adjacent to the north side of Hunt Highway, San Tan Valley area).

Mr. Denton read a portion of the staff report and used a PowerPoint.

Chairman Hartman called the applicant forward. Roger Pryor (no address given) came forward to address the Commission. Mr. Pryor gave a brief history of the project and the request for extension.

Chairman Hartman asked if the applicant is comfortable with a two (2) year extension. Mr. Pryor responded yes.

#### **MOTION – S-045-05**



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Commissioner Aguirre-Vogler made a motion to approve stipulations 1-56 modifying stipulation 50 to extend the tentative plat to June 17, 2016 as set forth in the staff report. Commissioner Moritz seconded the motion. Motion passed unanimously (9-0).

#### **ADJOURNMENT**

Commissioner Aguirre-Vogler made a motion to adjourn the meeting. Chairman Hartman accepted the motion. Meeting adjourned at 10:13.

RESPECTFULLY submitted March 20, 2014.



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Jerry Stabley, Planning Director