



PINAL COUNTY
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**PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
ACTION REPORT OF September 18, 2014**

PRESENT: Mr. Hartman, Vice Chairman Ms. Aguirre-Vogler, Member
Mr. Salas, Member Mr. Smyers, Member
Mr. Del Cotto, Member Ms. Moritz, Member
Mr. Grubb, Member Mr. Putrick, Member

ABSENT: Mr. Riggins, Chairman Mr. Gutierrez, Member

LEGAL STAFF PRESENT: Mr. Langlitz, Deputy County Attorney

PLANNING STAFF PRESENT:

Mr. Abraham, Planning Manager Mr. Denton, Planner II
Ms. MacDonald, Planner II Mr. Balmer, Planner I
Ms. Cortez, Administrative Secretary

PUBLIC WORKS STAFF PRESENT:

Mr. Chow, Development Section Chief

The meeting was called to order at 9:05 a.m., this date by Chairman Hartman in the Pinal County Emergency Operations Center, Florence, Arizona.

NEW CASES:

PZ-PA-004-14 – PUBLIC HEARING/ACTION: A major amendment of the 2009 Pinal County Comprehensive Plan request by MLC Farms & Clark Family Trust, landowners, Solar Star VII, agent, to amend the Land Use Plan to re-designate 405± acres of land from Very Low Density Residential (0- 1 du/ac) to General Public Services and Facilities in the Florence area; situated in a portion of Sections 28, 29 & 32 T04S, R10E G&SRB&M; Tax parcels (multiple); parcel maps 201-25 and 201-26 (parcel list on file)(legal on file) located on NEC of Diversion Dam Rd. and Padilla Rd.

Commissioner Smyers stepped out 10:17 a.m., returned at 10:19 a.m.

Commissioner Moritz stepped out 10:42 a.m., returned at 10:45 a.m.

MOTION:

Commissioner Aguirre-Vogler made a motion to forward PZ-PA-004-14 to the Board of Supervisor with a favorable recommendation. Commissioner Grubb seconded the motion.

Vice Chairman Hartman asked Mr. Abraham for a Roll Call Vote

Commissioner Putrick, Yes.

Commissioner Grubb, Yes

Commissioner Smyers, No.

Commissioner Del Cotto, Yes.

Commissioner Moritz Abstains. Commissioner Moritz stated she does not have enough information to make a decision.

Commission Salas, Yes.

Commissioner Aguirre Vogler, Yes.

Vice Chairman Hartman, No. Vice Chairman Hartman stated that the comprehensive amendment should have a definite twelve (12) zoning.

Motion passes, 5 -2, 1 abstained.

PZ-PA-005-14 – PUBLIC HEARING/ACTION: A major amendment of the 2009 Pinal County Comprehensive Plan request by Integrity Land and Cattle, LLC, landowners/applicants, Jordan Rose, agent, to amend the Land Use Plan to re-designate 339± acres of land from Moderate Low Density Residential (1-3.5 du/ac) to Employment in the San Tan Valley area; situated in a portion of Section 3, T03S, R9E G&SRB&M, tax parcels 210-34-022A and 210-34-022B (legal on file), located adjacent to the east side of the Hiscox Lane alignment and adjacent to the north side of Skyline Road.

MOTION:

Commissioner Salas made a motion to forward PZ-PA-005-14 to the Board of Supervisor with a favorable recommendation. Commissioner Aguirre-Vogler seconded the motion. Motion passed unanimously. (8-0)

PZ-PA-006-14 – PUBLIC HEARING/ACTION: requesting a non-major amendment to the 2009 Pinal County Comprehensive Plan to change the land use designation from Moderate Low Density Residential (1-3.5 du/ac) to Employment on approximately 103 acres, more or less, to plan and develop a photovoltaic solar facility, described as portions of Section 5, T3S, R9E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel 210-33-701 and located in the northeast corner area of Skyline Drive and Felix Road in the San Tan Valley area.

MOTION:

Commissioner Aguirre-Vogler made a motion to forward PZ-PA-006-14 to the Board of Supervisor with a favorable recommendation. Commissioner Moritz seconded the motion. Motion passed unanimously. (8-0)

PZ-008-14 – PUBLIC HEARING/ACTION: requesting a rezone from GR (General Rural Zone) to I-3 (Industrial Zoning District) on approximately 480 acres, more or less, to plan and develop a photovoltaic solar facility described as portions of Section 5, T3S, R9E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel 210-33-701 and located in the northeast corner area of Skyline Drive and Felix Road in the San Tan Valley area.

MOTION:

Commissioner Aguirre-Vogler made a motion to forward PZ-PA-008-14 to the Board of Supervisor with a favorable recommendation. With the attached fifteen stipulations and modifying stipulation fourteen. Commissioner Salas seconded the motion. Motion passed unanimously. (8-0)

LUNCH BREAK 12:25 P.M.

RECONVENED 1:25 P.M.

PZ-PA-007-14 – PUBLIC HEARING/ACTION: requesting a non-major amendment to the 2009 Pinal County Comprehensive Plan to change the land use designation from Moderate Low Density Residential (1-3.5 du/ac) to Employment on approximately 153.8 acres, more or less, to plan and develop a photovoltaic solar facility, described as portions of Section 11, T3S, R8E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel 210-11-006 and located at the northwest corner of Roberts Road and Quail Run Lane in the San Tan Valley area.

MOTION:

Commissioner Aguirre-Vogler made a motion to forward PZ-PA-007-14 to the Board of Supervisor with a favorable recommendation. Commissioner Salas seconded the motion. Motion passed unanimously. (8-0)

PZ-010-14 – PUBLIC HEARING/ACTION: requesting a rezone from GR (General Rural Zone) to I-3 (Industrial Zoning District) on approximately 153.8 acres, more or less, to plan and develop a photovoltaic solar facility described as portions of Section 11, T3S, R8E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel 210-11-006 and located at the northwest corner of Roberts Road and Quail Run Lane in the San Tan Valley area.

MOTION:

Commissioner Aguirre-Vogler made a motion to forward PZ-PA-010-14 to the Board of Supervisors with a favorable 12 recommendation with the attached 16, stipulations 13 modifying 14 and 15 to basically have boundary fencing. Commissioner Salas seconded the motion. Motion passed unanimously. (8-0)

IUP-001-13 – PUBLIC HEARING/ACTION: A request for approval of an Industrial Use Permit (IUP) on 2.65 acres, more or less, to plan and develop an outdoor Foundry in the CI-2 zone (PZ-007-63); described as a portion of the southeast ¼ of Section 14, T05S, R04E G&SRB&M, Tax parcel 502-47-025C (legal on file) (located on the southwest corner of Russell and Nam Vo Rd., east of the City of Maricopa).

MOTION:

Commissioner Salas made a motion to forward IUP-001-13 to the Board of Supervisor with a favorable recommendation, attached with its seven stipulations. Commissioner Putrick seconded the motion. Motion passed unanimously. (8-0)

PZ-PD-011-13 – PUBLIC HEARING/ACTION: A request for approval of a Planned Area Development Overlay District (PAD) on 2.65 acres, more or less, to plan and develop a Foundry in the CI-2 zone (PZ-007-63); pending and in conjunction with Board of Supervisors Industrial Use Permit Case IUP-001-13; described as a portion of the southeast ¼ of Section 14, T05S, R04E G&SRB&M, Tax parcel 502-47-025C (legal on file) (located on the southwest corner of Russell and Nam Vo Rd., east of the City of Maricopa).

MOTION:

Commissioner Aguirre-Vogler made a motion to forward PZ-PD-011-13 to the Board of Supervisor with a favorable recommendation, attached with its eight stipulations. Commissioner Salas seconded the motion. Motion passed unanimously. (8-0)

TENTATIVE PLATS

S-021-03 - DISCUSSION/APPROVAL/DISAPPROVAL: Palomino Ranch, LLC et al., landowners, Philip Miller, PM Consultants, LLC, agent, requesting approval of a tentative plat extension for Palomino Ranch Unit 1, 801 lots on a 293± acre parcel in the GR, CR-2/PAD, CR-3/PAD, CR-5/PAD, and CB-2/PAD zones; situated in portion of Section 18, T5S, R3E, G&SRB&M, Tax Parcels 510-85-003, 005, 006, & 008 (located adjacent to Amarillo Valley Road, White Road, and Papago Road approximately 2½ miles southwest of the City of Maricopa).

Motion:

Commissioner Aguirre-Vogler made a motion to approve S-021-03 with the attached stipulations. Stipulations 1 through 48, modifying stipulation 39 to extend the tentative plat to October 21, 2017. Commissioner Salas seconded the motion. Motion passed unanimously. (8-0)

S-032-03A - DISCUSSION/APPROVAL/DISAPPROVAL: Palomino Ranch, LLC et al., landowners, Philip Miller, PM Consultants, LLC, agent, requesting approval of a tentative plat extension for Palomino Ranch Unit 2 & 3, 1,299 lots on a 379± acre parcel in the GR, CR-3/PAD, and CR-5/PAD zones; situated in portion of Section 18, T5S, R3E, G&SRB&M, Tax Parcels 510-85-003, 004, & 007 (located adjacent to Amarillo Valley Road, White Road, and Ak Chin Indian Community approximately 2 miles southwest of the City of Maricopa).

MOTION:

Commissioner Aguirre-Vogler made a motion to approved S-032-03A with the attached stipulations. Stipulations 1 through 47, modifying stipulation 39 to extend the tentative plat to January 20, 2018 as set forth in the staff report. Commissioner Salas seconded the motion. Motion passed unanimously. (8-0)

S-030-14 - DISCUSSION/APPROVAL/DISAPPROVAL: SaddleBrooke Development Company, landowner, B&R Engineering, Inc., engineer, requesting approval of a tentative plat for SaddleBrooke Unit 50A, 79 lots on a 19.84± acre parcel in the CR-4/PAD zone; situated in portions of Sections 33 & 34, T10S, R14E, G&SRB&M, Tax Parcel 305-12-698 et al. (parcel list on file) (located approximately 2 mile east of State Route 77 and .3 miles north of Edwin Road).

MOTION:

Commissioner Moritz made a motion to approved S-030-14 with the attached 20 stipulations. Modifying stipulation 10 and 11 as read by staff. Commissioner Putrick seconded the motion. Motion passed unanimously. (8-0)

S-032-14 - DISCUSSION/APPROVAL/DISAPPROVAL: Whitewing IV, LLC, landowner, Terry Fitzgerald, Synergy Plus, agent, requesting approval of a tentative plat for Encanto Tierra, 72 lots on a 86.88± acre parcel in the CR-1A zone; situated in portion of Section 36, T3S, R7E, G&SRB&M, Tax Parcels 509-02-034A, 034B; 509-02-035A, 035B, and 035C (located approximately 3½ miles south of Hunt Highway and Gary Road, San Tan Valley area).

MOTION:

Commissioner Aguirre-Vogler made a motion to approved S-032-14 with the attached 24 stipulations. Commissioner Moritz seconded the motion. Motion passed unanimously. (8-0)

MOTION TO ADJOURN

Commissioner Salas made a motion to adjourn. Commissioner Smyers seconded the motion. Motion passed unanimously.

RESPECTFULLY submitted October 23, 2014.



Steve Abraham, Planning Manager