



PINAL COUNTY  
*wide open opportunity*

**NOTICE OF PUBLIC MEETING AND AGENDA**  
**of**  
**PINAL COUNTY PLANNING AND ZONING COMMISSION**  
**Regular Meeting**

9:00 a.m.  
Thursday, September 18, 2014  
EOC Room – Building F  
31 N. Pinal St. Florence, Arizona

There may be a supplemental agenda for this hearing, please check with the Planning & Development Department at 520-866-6447.

Please turn off cell phones and other electronic devices or place in silent mode.

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.

**COMMISSION MEMBERS**

- |                            |                            |
|----------------------------|----------------------------|
| ( ) RIGGINS, Chairman      | ( ) HARTMAN, Vice-Chairman |
| ( ) AGUIRRE-VOGLER, Member | ( ) SALAS, Member          |
| ( ) GUTIERREZ, Member      | ( ) MORITZ, Member         |
| ( ) DEL COTTO, Member      | ( ) GRUBB, Member          |
| ( ) SMYERS, Member         | ( ) PUTRICK, Member        |

**AGENDA**

- 1. CALL TO ORDER:**
- 2. PLANNING DIRECTORS DISCUSSION ITEMS:**
  - Future Informational Sessions with Staff
- 3. DISCUSSION OF MEETING MINUTES/ Action Item Report**
  - Action Item Report
- 4. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
  - August 20, 2014
  - September 3, 2014

**NEW CASES:**

- 5. PUBLIC HEARING/DISCUSSION/ACTION ON THE FOLLOWING MAJOR AMENDMENT REQUESTS TO THE 2009 PINAL COUNTY COMPREHENSIVE PLAN.** Although this is one public hearing covering all the following requests, the Commissioners may ask the public to speak on each major amendment request separately and may discuss and vote on each request separately.
- A. 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.
- B. 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.

**Agenda Items 6 & 7 will be discussed together:**

- 6. 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.
- 7. 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.

**Agenda Items 8 & 9 will be discussed together:**

- 8. 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.

9. **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.

**Agenda Items 10 & 11 will be discussed together:**

10. **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).
11. **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).

**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.

12. **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).
13. **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).
14. **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).
15. **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).

## **ADJOURNMENT**

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).

Supporting documents for the above-listed matters are available at the Pinal County Planning and Development Office for public inspection at least 48 hours prior to the meeting at the Pinal County Planning and Development Department, Pinal County Complex, Building F, 31 N. Pinal Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at:

<http://www.pinalcountyz.gov/Departments/PlanningDevelopment/Pages/ZoningCommission.aspx>

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Community Development Department at 520-866-6442 at least five business days prior to the meeting.