



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

PRESENT

Mr. Riggins, Chairman	Mr. Gutierrez, Member
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

LEGAL STAFF PRESENT

Mr. Langlitz, Deputy County Attorney
Mr. Gruber, Deputy County Attorney

PLANNING STAFF PRESENT

Mr. Abraham, Planning Manager	Mr. Denton, Planner II
Mr. Balmer, Planner I	Ms. Fisk, Drafting Specialist

PUBLIC WORKS STAFF PRESENT

Mr. Chow, Development Section Chief

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

PLANNING MANAGER DISCUSSION ITEMS

Correspondence from the City of Apache Junction. Commission directed Staff to write a letter Presentation by Kent Taylor, Open Space and Trails (Presentation will occur after tentative plat cases) Presentation by Himanshu Patel, Community Development Director (Presentation will occur after tentative plat cases)

DISCUSSION OF MEETING MINUTES/ Action Item Report
Action Item Report

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

November 19, 2014

December 3, 2014 No Cases

NEW CASES:

PZ-C-001-14: – PUBLIC HEARING/ACTION: Sidewinder Dairy Inc. applicant, Rose Law Group agent, requesting an zoning regulations amendment to **Title 2 of the Pinal County Development Services Code to amend Chapter 2.191 “Medical marijuana dispensary...off-site cultivation location and...food establishment”** by deleting the requirement that cultivation be inside a completely enclosed locked building; adding off site cultivation location as a special use in the GR zoning district; modifying the development standards by removing the size limitation on cultivation facilities and secure storage areas therein; adding requirements that a cultivation location be accessible by a paved road way and that it be more than 500 feet from a existing CR-1A, CR-1, CR-2 or CR-3 zoned property, as enumerated in **Section 2.191.010.C Medical Marijuana Dispensary Off Site Cultivation Location.**

MOTION

Commissioner Aguirre-Vogler made a recommendation to forward PZ-C-001-14 to the Board of Supervisors with a denial. Vice-Chairman Hartman seconded the motion. Chairman Riggins asked for a roll call vote.

Commissioner Putrick Yes
Commissioner Smyers Yes
Commissioner Del Coto Yes
Commissioner Grubb Yes
Commissioner Moritz Yes
Commissioner Aguirre-Vogler Yes
Vice Chairman Hartman Yes
Commissioner Salas No
Commissioner Riggins Yes
Commissioner Gutierrez Yes
Motion passed. (9-1)

TENTATIVE PLATS:

S-055-00 - DISCUSSION/APPROVAL/DISAPPROVAL: Circle Cross Ranch, LLC, landowner, Atwell, LLC, engineer, requesting approval of a tentative plat extension for **Circle Cross Ranch Unit 3**, 442 lots on a 123.5± acre parcel in the CR-3/PAD, CB-2/PAD, and SR/PAD zones; situated in portion of Section 31, T2S, R8E, G&SRB&M, Tax Parcels 104-22-013H & 013J (located adjacent to the west side of Gantzel Road approximately ½ mile south of Combs Road, San Tan Valley area).

MOTION

Commissioner Aguirre-Vogler made a motion to approve the extension of Circle Cross Ranch. Vice-Chairman Hartman seconded the motion. Motion passed unanimously. (10-0)

S-031-03 - DISCUSSION/APPROVAL/DISAPPROVAL: Pecan Woods, LLC, landowner, PM Consultants, agent, requesting approval of a tentative plat extension for **Pecan Woods**, 581 lots on a 166± acre parcel in the CR-3/PAD zone; situated in portion of Section 20, T5S, R3E, G&SRB&M, Tax Parcel 510-48-014J (located at the southeast corner of Papago Road and Amarillo Valley Road approximately 2½ miles southwest of the City of Maricopa).

MOTION

Commissioner Moritz made a motion to approve the extension of S-031-03 until January 18, 2018. Vice Chairman Hartman seconded the motion. Motion passed unanimously. (10-0)

S-018-14 - DISCUSSION/APPROVAL/DISAPPROVAL: Gary Road Holdings, LLC., landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat for **San Tan Heights Parcels D1 & D2**, 202 lots on an 83.52± acre parcel in the CR-3/PAD zone; situated in a portion of Section 13, T3S, R7E, G&SRB&M, Tax Parcels 509-02-924 & 50902059A (located adjacent to the west side of Gary Road approximately .3 miles south of Hunt Highway, San Tan Valley).

MOTION

Commissioner Aguirre-Vogler made a motion to approve S-018-14 with 12 Stipulations and adding an additional stipulation.

Stipulation 13 There will be 20 feet from the face of the garage to the back of the sidewalk.
Commissioner Gutierrez seconded the motion. Motion passed unanimously. (10-0)

S-033-14 - DISCUSSION/APPROVAL/DISAPPROVAL: Canada Partners, LP, landowners, Rick Engineering Co, engineer, requesting approval of a tentative plat for Sundance Ridge, 55 lots on an 85.70± acre parcel in the GR zone; situated in a portion of Sections 13, T10S, R14E, G&SRB&M, Tax Parcels 305-32-012A & 015A (located approximately 3 miles south of State Route 77, southwest of Oracle).

MOTION

Commissioner Moritz made a motion to approve S-033-14. Commissioner Salas seconded the motion. Motion passed unanimously. (10-0)

S-040-14 - DISCUSSION/APPROVAL/DISAPPROVAL: Everest Holdings, landowner, Bowman Consulting Group, Ltd., engineer, requesting approval of a tentative plat for **Sherwood Park**, 444 lots on a 128.18± acre parcel in the R-7/PAD zone; situated in a portion of Section 22, T3S, R8E, G&SRB&M, Tax Parcel 210-22-001 (located approximately .3 mile south of Bella Vista Road and .2 mile west of Sierra Vista Drive along the Union Pacific Railroad, northwest of the Town of Florence).

MOTION

Commissioner Aguirre-Vogler made a motion to approve S-040-14. Vice Chairman Hartman seconded the motion. Motion passed. (9-1) Commissioner Smyers voted No.

MOTION TO ADJOURN

Commissioner Aguirre-Vogler made a motion to adjourn Commissioner Salas seconded the motion.

RESPECTFULLY submitted January 15, 2014.



Steve Abraham, Planning Manager