



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, December 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. **DISCUSSION OF MEETING MINUTES/ Action Item Report**
 - **Action Item Report**
3. **PLANNING DIRECTOR DISCUSSION ITEMS**
 - **Correspondence from the City of Apache Junction**
 - **Presentation by Kent Taylor, Open Space and Trails**
 - **Presentation by Himanshu Patel, Community Development Director (Presentation will occur after tentative plat cases)**
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4. **REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
 - **November 19, 2014**
 - **December 3, 2014 No Cases**

NEW CASES:

5. **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 an 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.**

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.

6. **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).
7. **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).
8. **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).
9. **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) (**continued from November’s hearing**).
10. **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).

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.pinalcountyaz.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.