



PINAL COUNTY  
*wide open opportunity*

**PINAL COUNTY PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
ACTION REPORT OF May 21, 2015**

**PRESENT**

Mr. Riggins, Chairman	Mr. Gutierrez, Member <b>Absent</b>
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 <b>Absent</b>

**LEGAL STAFF PRESENT**

Mr. Langlitz, Deputy County Attorney

**PLANNING STAFF PRESENT**

Mr. Abraham, Planning Manager    Mr. Denton, Planner II  
Mr. Balmer, Planner I  
Ms. McDonald

**PUBLIC WORKS STAFF PRESENT**

Mr. Chow, Development Section Chief

The meeting was called to order at 9:01 a.m., this date by Chairman Riggins in the Pinal County Emergency Operations Center, Florence, Arizona.

**PLANNING MANAGER DISCUSSION ITEMS**

Work Session for Discussion only on potential changes to the Commission's operating rules and regulations to include a section regarding call to the commission and specific agenda order a section regarding recommendations due to impasse and include references to the Community Development Department.

**DISCUSSION OF MEETING MINUTES/ Action Item Report**

Action Item Report

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

March 18, 2015

April 8, 2015

April 22, 2015

**TENTATIVE PLATS:**

**S-050-04 - DISCUSSION/APPROVAL/DISAPPROVAL:** CV Pinal, LLC, and Wolfcor, LLC, landowners, Seth Keeler, agent, requesting approval of a tentative plat extension for **Bella Vista**, 2,104 lots on a 650± acre parcel in the CR-3/PAD & CB-2/PAD zones; described as Section 23, T3S, R8E, G&SRB&M, Tax Parcels 210-23-001S et al. (parcel list on file) (located at the southwest corner of Quail Run Lane and Bella Vista Road adjacent to the Town of Florence).

**MOTION:**

Vice-Chairman Hartman made a motion to approve the extension of **Bella Vista** until May 18, 2017. Commissioner Grubb seconded the motion. Motion passed unanimously. (8-0)

**S-042-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** SFD Management, LLC, landowner, requesting approval of a tentative plat extension for **Promontory at Magic Ranch**, 919 lots on a 240± acre parcel in the CR-3, CR-1, & SR/PAD zones; situated in a portion of Section 12, T4S, R8E, G&SRB&M, Tax Parcels 200-59-001 et al. (parcel list on file) (located at the southeast corner of Quail Run Lane and Heritage Road adjacent to the Town of Florence).

**MOTION:**

Commissioner Grubb made a motion to approve the extension of **Promontory at Magic Ranch** until May 18, 2017. Commissioner Smyers seconded the motion. Motion passed unanimously. (8-0)

**S-002-15 -** Fulton Homes, landowner, Josh Hannon, EPS Group, Inc., engineer, requesting approval of a tentative plat for **Ironwood Crossing Unit 3A**, 47 lots on an 10.28± acre parcel in the CR-3/PAD zone; situated in a portion of Section 18, T2S, R8E, G&SRB&M, Tax Parcels 109-18-777A (located adjacent to the west side of Barnes Parkway approximately .5 miles west of Ironwood Drive, San Tan Valley).

**MOTION:**

Commissioner Grubb made a motion to approve the tentative plat of **Ironwood Crossing**. Vice-Chair Hartman seconded the motion. Motion passed unanimously. (8-0)

**NEW CASES:**

**SUP-002-15- PUBLIC HEARING/ACTION:** Gerald Martzall and Ann Sacco, landowners, Healing Healthcare 3, applicant, Rose Law Group, agent requesting a Special Use Permit to operate the Healing Healthcare medical marijuana dispensary on a 12.2± acre parcel in the CB-2 zone (**PZ-064-98**); situated in a portion of the NW¼ of Section 12, T5S, R9E G&SRB&M, tax parcel 202-21-006 (legal on file) (located off of Highway 79 just south of Florence town limits).

**MOTION:**

Vice-Chairman Hartman made a motion to forward SUP-002-15 to the Board of Supervisor with a favorable recommendation. Commissioner Grubb seconded the motion. Motion passed unanimously. (8-0)

**SUP-004-15 – PUBLIC HEARING/ACTION:** Arizona City Fire District, landowner, Verizon Wireless, applicant, Wireless Resources, agent requesting a Special Use Permit to operate a 70 foot tall monopalm wireless communication facility on a 780± sq. ft. lease area of a 3.2± acre parcel in the TR (Transitional) Zone (**PZ-263-71**); situated in a portion of the SE¼ of Section 10, T8S, R6E G&SRB&M, tax parcel 407-12-939G (legal on file) (located at the northwest corner of Sunland Gin Road and Wenden Drive in the Arizona City area).

**MOTION**

Commissioner Grubb made a motion to forward SUP-004-15 to the Board of Supervisor with a favorable recommendation. Commissioner Aguirre-Vogler seconded the motion. Motion passed unanimously. (8-0)

**SUP-006-15 – PUBLIC HEARING/ACTION:** Dennis and Robin Harris, landowners/ applicants, requesting a Special Use Permit to operate a seasonal thirty-three space recreational vehicle and horse boarding facility on a 14.97± acre parcel in the GR zone; situated in a portion of the NW¼ of Section 11, T1S, R9E G&SRB&M, tax parcel 104-09-009D (legal on file) (located off of Peralta Road in the Gold Canyon area).

**MOTION**

Commissioner Grubb made a motion to forward SUP-006-15 to the Board of Supervisor with a favorable recommendation. Vice-Chairman Hartman seconded the motion.  
Motion passed unanimously. (8-0)

**MOTION TO ADJOURN**

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

RESPECTFULLY submitted June 18, 2015.

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Steve Abraham, Planning Manager