



P I N A L • C O U N T Y
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**PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
ACTION REPORT OF July 16, 2015**

PRESENT

Mr. Riggins, Chairman	Mr. Gutierrez, Member
Mr. Hartman, Vice Chairman	Ms. Aguirre-Vogler, Member
Mr. Salas, Member	Mr. Smyers, Member Absent
Mr. Del Cotto, Member	Ms. Moritz, Member Absent
Mr. Grubb, Member	Mr. Putrick, 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

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 EOC Room Bldg F, Florence, Arizona.

PLANNING MANAGER DISCUSSION ITEMS

“Call to the Commission” procedure (to be discussed after public hearing items)

DISCUSSION OF MEETING MINUTES/ Action Item Report

Action Item Report

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

June 24, 2015

July 8, 2015 No Cases

NEW CASES:

PZ-PD-016-14 - PUBLIC HEARING/ACTION: requested by San Tan Heights Homeowners Association, landowner/applicant, Iplan Consulting, agent, requesting approval of an amendment to the San Tan Heights (PAD) Overlay District (**PZ-PD-037-03**) to allow development of community facilities and recreational amenities in the CR-1 and CR-3 zones; situated in a portion of the SW ¼ of Section 11, T03S, R07E G&SRB&M, tax parcels 516-01-645 through 516-01-652 and 516-01-653A (legal on file) (located on the NEC of Thompson Road and Roberts Road in the San Tan Valley area). (**Remanded to the Planning Commission to consider traffic impacts, drainage, neighborhood outreach and the proposed amenity palate by the Board of Supervisors on April 8, 2015, by a unanimous vote of the Board.**)

MOTION:

Commissioner Grubb made a motion to forward PZ-PD-016-14 to the Board of Supervisor with a favorable recommendation. Commissioner Putrick seconded the motion.
Motion passed. (6-2)

PZ-C-002-15 - DISCUSSION/APPROVAL/DISAPPROVAL to initiate, in accordance with A.R.S. § 11-813(D) and PCDSC 2.165.030.A and at the request of the Pinal County Community Development Department, zoning regulation amendments to **Title 2** of the Pinal **County Development Services Code** amending **Section 2.10.010 “Definitions”**; by adding a definition for “guest” and revising the definition for “Recreational vehicle (RV)/travel trailer;” adding **Section 2.150.271 “Recreational vehicles as short term guest housing”** to establish criteria for using RVs as temporary guest housing; amending **Section 2.185.060 “Recreational Vehicle Storage;”** to allow RVs to be plugged in to keep the battery charged; and amending **Chapter 2.355 “Park Model/Recreational Vehicle Park Zoning District”** to reduce the minimum lot area for an RV Park.

MOTION

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

TENTATIVE PLATS:

S-007-15 - DISCUSSION/APPROVAL/DISAPPROVAL: Westcor Queen Creek, LLC, landowner, Greg Davis, IPlan Consulting, applicant, requesting approval of a tentative plat for **Circle Cross Ranch North**, 290 lots on an 88.19± acre parcel in the R-7/PAD zone (**PZ-PD-015-14**); situated in a portion of Section 31, T2S, R8E, G&SRB&M, Tax Parcels 104-22-013P (located adjacent to the east side of Gary Road and north of Charbray Drive in the San Tan Valley area).

MOTION:

Commissioner Grubb made a motion to forward S-007-15 to the Board of Supervisors with a favorable recommendation. Commissioner Salas seconded the motion.
Motion passed 8-0.

CALL TO THE COMMISSION: Oral comments or suggestions from individual Commission Members reading items or staff action will be allowed. This is not intended to allow discussion or action on any item, but merely to provide the Commission a chance to express its opinions regarding the need for future action by Commission or staff.

MOTION TO ADJOURN

Vice-Chairman Hartman made a motion to adjourn Commissioner Aguirre-Vogler seconded the motion.

RESPECTFULLY submitted August 20, 2015.

Steve Abraham, Planning Manager