



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, July 16, 2015  
EOC Room – Building F  
31 N. Pinal St. Florence, Arizona

There may be a supplemental agenda for this hearing, please check with the Community Development Department at 520-866-6442.

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 ACTION ITEM REPORT**
  - Action Item Report
- 3. PLANNING MANAGER’S DISCUSSION ITEMS:**
  - “Call to the Commission” procedure ( to be discussed after public hearing items)
- 4. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
  - June 24, 2015
  - July 8, 2015 No Cases

**NEW CASES:**

5. **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.)**
6. **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.

**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.

7. **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).

**CALL TO THE COMMISSION:**

8. **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.

**ADJOURNMENT**

The Planning and Zoning 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 Community Development Office for public inspection at least 48 hours prior to the meeting at the Pinal County Community 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://pinalcountyyaz.gov/COMMUNITYDEVELOPMENT/PLANNING/Pages/PZCommission.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.