



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, August 20, 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. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
  - July 22, 2015
  - August 5, 2015 No Cases
- 4. PLANNING MANAGER’S DISCUSSION ITEMS:**
  - Presentation by Louis Andersen, Public Works Director on upcoming Public Works Projects and Economic Development Activity
  - Sun Zia power line siting project.

COMMUNITY DEVELOPMENT  
PLANNING DIVISION

- Notice requirements for Public Hearing Cases (presentation to after public hearing cases)

**NEW CASES:**

5. **PZ-001-15 – PUBLIC HEARING/ACTION:** Integrity Land and Cattle, LLC landowner/applicant, Rose Law Group, agent, requesting approval of a zone change from CR-3/PAD (single residence zone) and CB-2/PAD (General Business zone) (**PZ-013-04**), to I-3 (Industrial Zoning District) on 559.88 ± acres to plan and develop a copper concentrate transfer facility; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval under Planning Case (**PZ-PD-001-15**); situated in Section 3, T03S, R09E G&SRB&M, tax parcels 210-34-022A and 022B (legal on file) (located north of Skyline Drive and 2 miles east of the Felix Rd alignment). (**Staff is requesting a continuance**)
6. **PZ-PD-001-15 – PUBLIC HEARING/ACTION:** Integrity Land and Cattle, LLC landowner/applicant, Rose Law Group, agent, requesting approval of a Planned Area Development (PAD) Overlay District to plan and develop a copper concentrate transfer facility; pending and in conjunction with Board of Supervisors zone change approval under planning case **PZ-001-15**; situated in Section 3, T03S, R09E G&SRB&M, tax parcels 210-34-022A and 022B (legal on file) (located north of Skyline Drive and 2 miles east of the Felix Rd alignment). (**Staff is requesting a continuance**)

**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-026-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Meridian Land Holdings, LLC, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Santa Cruz Ranch**, 4,157 lots on a 1,237± acre parcel in the CR-3/PAD zone; situated in portions of Sections 26, 27, 34 & 35, T5S, R4E, G&SRB&M, Tax Parcel 502-14-002A et al. (parcel list on file) (located along Anderson Road bisecting Ruben Drive and Teel Road approximately 1 mile west of the City of Casa Grande). (**Continued from the July 18, 2013 Planning & Zoning Commission meeting**)
8. **S-033-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** SCR, LLC, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Santa Cruz Ranch Units 4&5**, 2,030 lots on a 674± acre parcel in the CR-3/PAD & CB-1/PAD zones; situated in portions of Sections 26, 34, & 35, T5S, R4E, G&SRB&M, Tax Parcel 502-23-001 et al. (parcel list on file) (located along Anderson Road bisecting Teel Road and Miller Road approximately 1½ mile west of the City of Casa Grande). (**Continued from the July 18, 2013 Planning & Zoning Commission meeting**)

**WORK SESSION**

9. **WORK SESSION:** Discussion of the Pinal County 2015 Major Comprehensive Plan Amendments:

- A. **PZ-PA-001-15:** A text amendment to Chapter 8: Healthy Happy Residents; to add a subsection titled Healthy Places.
- B. **PZ-PA-002-15:** A text amendment to Chapter 3: Sense of Community; to add Green Energy Production as a new land use designation under "Additional Land Use" designations and allow requests to this designation as non-major amendments up to 320 acres.
- C. **PZ-PA-003-15:** A text amendment to Chapter 3: Sense of Community; to add language regarding medical marijuana dispensaries and medical marijuana off-site cultivation locations considering them Commercial and Employment land use types, respectively under "Commerce Related Definitions (Commercial and Employment)".
- D. **PZ-PA-004-15:** A major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan to re-designate 320.73± acres of land from Very Low Density Residential (0-1 du/ac) to Low Density Residential (0-2 du/ac) in the San Tan Valley area; situated in a portion of Section 15, T03S, R07E located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road.

**CALL TO THE COMMISSION:**

- 10. **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://pinalcountyaz.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.