



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 September 17, 2015**

PRESENT

Mr. Riggins, Chairman Absent	Mr. Gutierrez, Member
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

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
Ms. Fisk, Drafting Specialist	

PUBLIC WORKS STAFF PRESENT

Mr. Chow, Development Section Chief

The meeting was called to order at 9:01 a.m., this date by Vice-Chair Hartman in the EOC Room Bldg F, Florence, Arizona.

DISCUSSION OF MEETING MINUTES/ Action Item Report

Action Item Report

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

August 26, 2015
September 2, 2015 No Cases

PLANNING MANAGER DISCUSSION ITEMS

Location of Public Hearing and informational items on the website (to be discussed after public hearing items)

NEW CASES:

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**)

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)**

MOTION

Chairman Salas made a motion to grant a continuance for PZ-PD-001-15. Commissioner Moritz seconded the motion. Motion passed unanimously. (9-0)

Commissioners went into executive session 9:15 am

Commissioners return from executive session 10:05 am

1. **SUP-003-15 – PUBLIC HEARING/ACTION:** Sidewinder Dairy, Inc., landowner/applicant, Rose Law Group, agent, requesting approval of a Special Use Permit to plan and develop a medical marijuana off-site cultivation location on a 50.0± acre parcel in the General Rural (GR) zone; situated in a portion of the SW¼ of Section 24, T06S, R07E G&SRB&M, tax parcels 401-12-002G (legal on file) (located on the north side of Highway 287, ½ mile west of Eleven Mile Corner Rd.)

MOTION

Commissioner Moritz made a motion to forward SUP-003-15 to the Board of Supervisors adding a stipulation to do a Comprehensive Plan Amendment. Commissioner Del Cotto seconded the motion. Motion denied (2-7)

Commissioner Moritz made a motion to forward SUP-003-15 to the Board of Supervisors for approval adding 2 stipulations:

1. To do a Comprehensive Plan Amendment.
2. To have a Pinal County Dispensary

Commissioner Salas seconded the motion. Motion passed (7-2)

2. **SUP-009-15 – PUBLIC HEARING/ACTION:** Rube and Carolyn Woolsey landowners, Sun State Towers, applicant, Pinnacle Consulting, Inc, agent, requesting approval of a Special Use Permit to construct and operate a 120' wireless communication facility on a 50' x 50' lease area of a 7.0± acre parcel in the General Rural (GR) zone; situated in a portion of the NE¼ of Section 35, T05S, R06E G&SRB&M, tax parcels 515-35-023 (legal on file) (located off of Henness Rd, east of I-10 in the Casa Grande area.)

MOTION

Commissioner Putrick made a motion to forward SUP-009-15 to the Board of Supervisors with a denial. Commissioner Salas seconded it. Motion passed 5-4

3. **PZ-006-15 – PUBLIC HEARING/ACTION:** Robson Ranch Mountains, LLC, landowner/applicant, B&R Engineering, agent, requesting approval of a zone change from CR-3/PAD (single residence zone) (**PZ-(PD)-033-00**), to MD/PAD (Mixed Dwelling Zoning District) on 34± acres to allow duplex dwelling unit types within Unit 14 of Saddle Brooke Ranch PAD; situated in the NE ¼ of Section 5, and the NW ¼ of Section 4, T10S, R14E G&SRB&M, tax parcels 30531014A & 015N (portions thereof) (legal on file) (located on the north side of Robson Circle, 1 mile north of AZ HWY 77, in southern Pinal County).

MOTION

Commissioner Salas made a motion to forward PZ-006-15 to the Board of Supervisors with a favorable recommendation. Commissioner Putrick seconded. Motion passed 6-3

- 4. PUBLIC HEARING/DISCUSSION/ACTION ON THE FOLLOWING MAJOR AMENDMENT REQUESTS TO THE 2009 PINAL COUNTY COMPREHENSIVE PLAN.** Although this is one public hearing covering all the following requests, the Commissioners may ask the public to speak on each major amendment request separately and may discuss and vote on each request separately.

- A. PZ-PA-001-15:** A request by the Community Development Department for a major amendment of the Pinal County Comprehensive Plan to amend the text of **Chapter 8: Healthy Happy Residents**; to add a subsection titled *Healthy Places that will include new Goals, Objectives and Policies that will address the availability of healthy food, and community supported agriculture.*

MOTION

Commissioner Moritz made a motion to forward PZ-PA-001-15 to the Board of Supervisors with a denial recommendation. Commissioner Putrick seconded. Motion passed 5-4

- B. PZ-PA-002-15:** A request by the Community Development Department for a major amendment of the Pinal County Comprehensive Plan to amend the text **Chapter 3: Sense of Community** to add *Green Energy Production* as a new land use designation under "Additional Land Use Designations"; and amend the text of **Chapter 10: Implementation** to allow requests to the "*Green Energy Production*" designation as non-major amendments up to 640 acres.

MOTION

Commissioner Grubb made a motion to forward PZ-PA-002-15 to the Board of Supervisors with a recommendation to approve but changing 640 acres to no more than 160 acres. Commissioner Putrick seconded. Motion carried unanimously 9-0

- C. PZ-PA-004-15:** A request by San Tan 320, LLC. to amend the 2009 Pinal County Comprehensive Plan by changing the land use designation from **Very Low Density Residential (0-1 du/ac)** to **Low Density Residential (0-2 du/ac)** on approximately 320.73± acres, situated in a portion of Sections 15 and 22, T03S, R07E located adjacent

MOTION

Commissioner Salas made a motion to forward PZ-PA-004-15 to the Board of Supervisors with a recommendation to approve. Commissioner Gutierrez seconded. Motion carried unanimously 9-0

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

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

RESPECTFULLY submitted October 15, 2015.