



PINAL COUNTY
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**PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
ACTION REPORT OF October 15, 2015**

PRESENT

Mr. Riggins, Chairman
Mr. Hartman, Vice Chairman
Mr. Salas, Member
Mr. Del Cotto, Member
Mr. Grubb, Member

Mr. Gutierrez, Member **ABSENT**
Ms. Aguirre-Vogler, Member
Mr. Smyers, Member
Ms. Moritz, Member
Mr. Putrick, Member

LEGAL STAFF PRESENT

Mr. Langlitz, Deputy County Attorney

PLANNING STAFF PRESENT

Mr. Abraham, Planning Manager **ABSENT**
Ms. MacDonald, Planner II
Ms. Fisk, Drafting Specialist

Mr. Denton, Planner II
Mr. Balmer, Planner I
Mr. Patel, Director

PUBLIC WORKS STAFF PRESENT

Mr. Chow, Development Section Chief

The meeting was called to order at 9:04 a.m., this date by Chairman Riggins in the EOC Room Bldg F, Florence, Arizona.

ELECTION OF CHAIR AND VICE-CHAIR

MOTION: Commissioner Aguirre-Vogler made a motion to have Chairman Riggins and Vice-Chairman Hartman continue another year. Commissioner Grubb seconded the motion. Motion carried unanimously 9-0

DISCUSSION OF MEETING MINUTES/ Action Item Report

Action Item Report

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

September 23, 2015 No Cases

October 7, 2015

PLANNING MANAGER DISCUSSION ITEMS

Administrative review of Tentative Plat extensions
Re-appointment of Commissioner Salas

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).

MOTION:

Commissioner Salas made a motion to forward for PZ-001-15 to the Board of Supervisors with a favorable recommendation. Vice-Chairman Hartman seconded the motion. Motion passed unanimously. (9-0)

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).

MOTION

Vice Chairman Hartman made a motion to forward PZ-PD-001-15 to the Board of Supervisors with a favorable recommendation. Commissioner Salas seconded the motion. Motion passed unanimously. (9-0)

PZ-005-15 – PUBLIC HEARING/ACTION: Arizona Water Company, landowner/applicant, requesting approval of a zone change from GR (General Rural) and CB-2 (General Business Zone), to C-1 (Neighborhood Commercial Zoning District) on 0.6± acres to plan and develop an office building; situated in the NW ¼ of Section 36, T09S, R15E G&SRB&M, tax parcels 308-03-053F (legal on file) (located on the north side of American Avenue, east of Kimo Drive in the Oracle area). **(Due due a notice deficiency this case will not be heard by the Commission and rescheduled for a later date)**

S-013-15 - DISCUSSION/APPROVAL/DISAPPROVAL: Beazer Homes Holdings Corp, landowner, Atwell, engineer, requesting approval of a tentative plat for **Morning Sun Farms Units 5 & 7**, 207 lots on an 60.72± acre parcel in the CR-3/PAD zone (**PZ-PD-005-10**); situated in a portion of Section 12, T3S, R7E, G&SRB&M, Tax Parcels 509-02-002K, 002N, 002P, 002Q (located adjacent to the south side of Skyline Drive and the west side of Gary Road in the San Tan Valley area).

MOTION

Commissioner Moritz made a motion to continue S-013-15 until November 19, 2015. Commissioner Aguirre-Vogler seconded the motion. Motion passed unanimously. (9-0)

S-042-14 - DISCUSSION/APPROVAL/DISAPPROVAL: CSWR 131 Mortensen, LLC, landowner, Cardno, Inc., engineer, requesting approval of a tentative plat for **San Tan 30**, 106 lots on an 30.74± acre parcel in the CR-3 zone (**PZ-008-05**); situated in a portion of Section 21, T2S, R8E, G&SRB&M, Tax Parcels 104-27-007D & 007E (located adjacent to the south side of Ocotillo Road and the east side of Coyote Road in the San Tan Valley area).

MOTION

Commissioner Moritz made a motion to forward S-042-14 to the Board of Supervisors with a favorable recommendation. Commissioner Grubb seconded. Motion passed 8-1.

WORK SESSION on case **PZ-C-002-15** to discuss 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.

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. Vice-Chairman Hartman seconded.

RESPECTFULLY submitted November 19, 2015.

Steve Abraham, Planning Manager