



PINAL COUNTY  
wide open opportunity

## NOTICE OF PUBLIC MEETING AND AGENDA OF THE PINAL COUNTY PLANNING AND ZONING COMMISSION

### Regular Meeting

9:00 a.m.

Thursday, February 16, 2017

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 | ( ) DEL COTTO, Member      |
| ( ) SMYERS, Member         | ( ) AULT, Member           |
| ( ) PUTRICK, Member        | ( ) SHEARER, Member        |
| ( ) DE VLIEGER, Member     | ( ) SALAS, Member (Absent) |

### AGENDA

1. **CALL TO ORDER:**
2. **MOMENT OF SILENCE FOR THE PASSING OF COMMISSIONER FRANK SALAS**
3. **DISCUSSION OF ACTION ITEM REPORT**
  - Action Item Report
4. **REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
  - January 25, 2017
  - February 1, 2017: No Cases
5. **REPORT ON TENTATIVE PLAT EXTENSIONS:**
  - No extensions were last approved month
6. **PLANNING MANAGER’S DISCUSSION ITEMS:**
  - Plan San Tan: San Tan Valley Special Area Plan

COMMUNITY DEVELOPMENT  
PLANNING DIVISION

**NEW CASES:****AGENDA ITEMS 7 & 8 WILL BE DISCUSSED TOGETHER**

7. **PZ-009-16 – PUBLIC HEARING/ACTION:** Bonanza Land Co. LLC., applicant/landowner, CVL Consultants Inc., agent, requesting approval of a zone change from **GR (General Rural)** to **R-7 (Single Residence) and MD (Mixed Dwelling) Zoning** on 152.93± acres to plan and develop a 429 single-family lot subdivision and a 232 unit multi-family development; situated in a portion of Sections 2 & 3, T03S, R07E, G&SRB&M, tax parcels 509-04-001A and 509-02-0890 (located north of the intersection of Hunt Highway and Thompson Road in the San Tan Valley area).
8. **PZ-PD-009-16 – PUBLIC HEARING/ACTION:** Bonanza Land Co. LLC., applicant/landowner, CVL Consultants Inc., agent, requesting approval of a **Planned Area Development (PAD) Overlay Zoning District** on 152.93± acres to plan and develop a 429 single-family lot subdivision and a 232 unit multi-family development; situated in a portion of Sections 2 & 3, T03S, R07E, G&SRB&M, tax parcels 509-04-001A and 509-02-0890 (located north of the intersection of Hunt Highway and Thompson Road in the San Tan Valley area).

**TENTATIVE PLATS:**

9. **S-023-16 - DISCUSSION/APPROVAL/DISAPPROVAL:** Beazer Homes Holdings Corp, landowner, Atwell, engineer, requesting approval of a tentative plat for **Morning Sun Farms Units 5 & 7**, 214 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).

**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.