



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

Regular Meeting

9:00 a.m.

Thursday, November 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 | () LIZARRAGA, Member |

AGENDA

- 1. CALL TO ORDER & ROLL CALL:**
- 2. DISCUSSION OF ACTION ITEM REPORT**
 - October 19, 2017
- 3. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
 - Approved P and Z cases by BOS are:
SUP-003-17, PZ-PD-012-16, PZ-013-16, AZ-PD-013-16
- 4. REPORT ON TENTATIVE PLAT EXTENSIONS:**
 - There was no tentative plat extensions this month:

TENTATIVE PLATS:

1. **S-026-16–DISCUSSION/APPROVAL/DISAPPROVAL:** PGTL Combs Ranch LP, applicant/landowner, WLB Group, agent, requesting approval of a tentative plat for Combs Ranch Unit 1, 210 lots on 67.58± acres in the R-7/PAD zone; situated in a portion of Sections 27, T02S, R08E, G&SRB&M, tax parcels 104-22-006Q, 104-22-006S, 104-22-006P & 104-22-006V (located northeast of the intersection of Schnepf Road and Combs Road in the San Tan Valley area).
2. **S-019-17–DISCUSSION/APPROVAL/DISAPPROVAL:** Bonanza Land Co. LLC, applicant/landowner, CVL Consultants Inc., agent, requesting approval of a tentative plat for San Tan Groves, 461 lots on 152.93± acres in the R-7/PAD and MD/PAD zone; 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).

CONTINUED CASES:

3. **PZ-007-17 – PUBLIC HEARING/ACTION:** Joseph McHenry, Joseph McHenry Family Trust A, Joseph McHenry Family Trust B, & The Maricopa Stanfield Irrigation and Drainage District, DRE Farms LLC, Bingham Arizona Land LLC, owners, Snell and Wilmer, agent requesting a rezone from **General Rural (GR)** to **Multi-Purpose Community Master Plan (MP-CMP) Zoning District** on 2500+/- acres situated in portions of Sections 16, 17, 20 and 21, T07S, R05E G&SRB&M; (legal on file) Tax parcels (Maps) 511-15, 511-01, full parcel list on file Located north of the Tohono O’odham Nation to Hanna Rd. and from Montgomery Rd. (align) to Bianco Road. in far southwestern Casa Grande. **(Continued from the October 19th Commission Meeting)**

CALL TO THE COMMISSION:

4. **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.