



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

### Regular Meeting

9:00 a.m.

Thursday, December 21, 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 VLIAGER, Member     | ( ) | LIZARRAGA, Member      |

### AGENDA

**1. CALL TO ORDER & ROLL CALL:**

**2. DISCUSSION OF ACTION ITEM REPORT:**

- November 16, 2017

**3. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES:**

- Approved P & Z cases by BOS : PZ-PD-004-17, PZ-PA-002-17, PZ-PD-008-17, PZ-PD-010-17

COMMUNITY DEVELOPMENT  
Planning Division

#### 4. REPORT ON TENTATIVE PLAT EXTENSIONS:

- No tentative plat extension were granted this month

#### TENTATIVE PLATS

5. **S-013-17–DISCUSSION/APPROVAL/DISAPPROVAL:** Positive Development Group, LLC., Bowman Consulting, engineer, requesting approval of a tentative plat for **Pecan Cove East**, 78 lots on a 16.72± acre parcel in the CR-5/PAD zone (**PZ-PD-004-17**); situated in a portion of Section 29, T02S, R08E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel number 104-22-008H, located approximately 500 feet east of the intersection of Combs & Gantzel Rd. on the north side in San Tan Valley.
6. **S-014-17–DISCUSSION/APPROVAL/DISAPPROVAL:** El Dorado Holdings, Inc., landowner, Hilgart Wilson, engineer, requesting approval of a tentative plat for **Bella Vista Farms Parcels E and F**, 560 lots on a 210.48± acre parcel in the CR-2/PAD and CR-3/PAD zones (**PZ-PD-012-11**); situated in a portion of Sections 9, 10, 15 & 16, T03S, R08E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel number 210-15-003F, 210-16-001B and 210-16-001C, located south of Roberts Road west of Schnepf Road in San Tan Valley.
7. **S-020-17–DISCUSSION/APPROVAL/DISAPPROVAL:** El Dorado Holdings, Inc., landowner, Hilgart Wilson, engineer, requesting approval of a tentative plat for **Bella Vista Farms Parcels C and D**, 439 lots on a 155.12± acre parcel in the CR-2/PAD and CR-3/PAD zones (**PZ-PD-012-11**); situated in a portion of Sections 15 and 16, T03S, R08E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel number 210-15-002B and 210-16-001B, located south of Roberts Road west of Schnepf Road in San Tan Valley.

#### NEW CASES

8. **PZ-006-17–DISCUSSION/APPROVAL/DISAPPROVAL:** Kenneth Sutton, landowner, Cornejo Construction, applicant, requesting approval of a zone change from **CI-2 (Industrial Zone)(PZ-007-63)** to **I-3 (Industrial Zoning District)** on 10± acres; situated in a portion of Section 14, 5S, 4E, G&SRB&M (legal on file), tax parcel 502-47-0180 (located on Anderson Road north of Maricopa-Casa Grande Way in the Maricopa area).
9. **PZ-009-17–DISCUSSION/APPROVAL/DISAPPROVAL:** Belcara, LLC, landowner, EPS Group, Inc., applicant, requesting approval of a zone change from **SR (Suburban Ranch)(PZ-341-72)** to **R-12 (Single Residence Zoning District)** to develop a 26 lot subdivision, San Tan Meadows, on 12.11± acres; Sun Valley Farms Unit 2: S-405' of Lot 3 situated in a portion of Section 17, 2S, 8E, G&SRB&M (legal on file), tax parcel 104-24-005B (located between N Friend Ave and N Suburban Ave east of Apache Sun Golf Course in the San Tan Valley area).
10. **SUP-005-17–DISCUSSION/APPROVAL/DISAPPROVAL:** Juan Velazquez, landowner, Emily Tiscarenio, applicant, requesting approval of a Special Use Permit to operate a commercial dog kennel facility on a 2.5± acre parcel in the GR (General Rural) Zone; situated in a portion of Lot 18, Hidden Valley Estates Unit No. 1, Book 09, Page 14, P.C.R., located in a portion of Section 24, T06S, R02E, G&SRB&M (legal on file), tax parcel 501-10-023D (located south of Huisatch Road and west of Amarillo Valley Road in the Hidden Valley area).

**CONTINUED CASES**

11. **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 November 16th Commission Meeting)**

**CALL TO THE COMMISSION:**

12. **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.

