



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

Regular Meeting

9:00 a.m.

Thursday, July 19, 2018

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 |
| () DE VLIAGER, Member | () LIZARRAGA, Member |
| () PUTRICK, Member (absent) | () MENNENGA, Member |

AGENDA

- 1. CALL TO ORDER & ROLL CALL:**
- 2. DISCUSSION OF ACTION ITEM REPORT:**
 - June 21, 2018

COMMUNITY DEVELOPMENT
Planning Division

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

SUP-001-18 passed on June 27th, 2018

4. PLANNING MANAGER DISCUSSION ITEMS:**5. REPORT ON TENTATIVE PLAT EXTENSIONS:**

- No Tentative Plat extension were granted last month

CONTINUED CASES:

- 6. PZ-PD-003-18 – PUBLIC HEARING/ACTION:** Tyler Wright, applicant, Alabanca Development, Inc., landowner, requesting approval of a Planned Area Development (PAD) Overlay Zoning District Amendment of the 154± acre Whitewing PAD (**PZ-038-04, PZ-PD-038-04**) (AKA. Whitewing at San Tan Magma), to allow for changes to the original PAD development standards; situated in a portion of Section 31, T03S, R08E, G&SRB&M (legal on file), tax parcels 210-29- (full parcel list on file) (located at the corner of W Magma Rd and N Edwards Rd in the San Tan Valley Area). (**Continued from June 21, 2018**)

NEW CASES:

- 7. PZ-004-18 – PUBLIC HEARING/ACTION:** CSAK Holdings, landowner, Don Crane, applicant, requesting approval of a zone change of 17.40± acres from MH (Manufactured Home) (**PZ-420-74**) to PM/RVP-435 (Park Model/Recreational Vehicle Park Zone) to accommodate RV Park models situated in a portion of Section 31, 5S, 16E, G&SRB&M (legal on file), tax parcel 300-12-004D (portion thereof) (located on Indian Hills Rd due west of SR 77 in the Winkelman area).

WORK SESSION**8. 2018 Major Comprehensive Plan Amendments**

- (**PZ-PA-001-18**) Executive Summary: Work Session Major Comprehensive Plan Amendment to adopt the San Tan Valley Special Area Plan 70 square miles in the San Tan Valley area, Pinal County Applicant
- (**PZ-PA-004-18**) Work Session for a Major Comprehensive Plan Amendment to re-designate 429± acres from Very Low Density Residential and Employment to Green Energy Production. within Township 6 South, Range 5 East, Section 1 & Township 6 South, Range 5 East, Section 2. Arizona State Land Dept. owner, New energy ventures applicant north western Casa Grande area
- (**PZ-PA-005-18**) Work session for a Major Comprehensive Plan Amendment to re-designate 734.8± acres from Very Low Density Residential, Moderate Low Density Residential, and Employment (PZ-PA-007-14) to Green Energy Production; Township 3 South, Range 8 East, Sections 11 & 12. Arizona State Land Dept. owner Energy Three LLC applicant San Tan Valley area.

- **(PZ-PA-006-18):** Work session for a Major Comprehensive Plan Amendment to re-designate 795 acres to Green Energy Production for a photo voltaic solar power plant in the west Casa Grande area; All of Section 4, Township 7 South, Range 5 East and part of the Northeast quarter of Section 9, Township 7 South, Range 5 East. Quantum resource Group et. al. applicant

CALL TO THE COMMISSION

9. **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://pinalcountyz.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.