



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

### Regular Meeting

9:00 a.m.

Thursday, April 19, 2018

EOC Room – Building F

31 N. Pinal St. Florence, Arizona

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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:**
  - March 15, 2018

COMMUNITY DEVELOPMENT  
Planning Division

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

- PZ-006-17 passed on March 28<sup>th</sup>, 2018
- PZ-005-17 passed on March 28<sup>th</sup>, 2018

**4. PLANNING MANAGER DISCUSSION ITEMS:**

- Resignation of Commissioner Shearer, Appointment of Commissioner Mennenga.

**5. REPORT ON TENTATIVE PLAT EXTENSIONS:**

- S-042-05, Promontory at Magic Ranch
- S-022-05, Skyline Estates

**TENTATIVE PLATS**

- 6. S-045-17 – PUBLIC HEARING/ACTION:** Trilogy Johnson Farms Construction, LLC, landowner, Coe and Van Loo Consultants, Inc., applicant, requesting approval of a tentative plat for Shea Homes at Johnson Farms Neighborhood 6A, 139 lots on 31.60± acres in a CR-3/PAD zone; situated in a portion of Section 32, T02S, R08E, G&SRB&M, tax parcels 104-28-003T located on the corner of E Algarve Pl and N Encanterra Blvd in the San Tan Valley area.

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

- 7. PZ-006-14 – PUBLIC HEARING/ACTION:** Pantano Ware, LLC landowner/applicant, Bowman Consulting, agent, requesting approval of a zone change from CR-1/PAD, CR-2/PAD, CR-3/PAD (Single Residence Zones with a Planned Area Development Overlay District) and CB-1/PAD (Local Business Zone with a Planned Area Development Overlay District) (**PZ-PD-041-98**), to R-7/PAD 462.8 (Single Residence Zones with a Planned Area Development Overlay District) and C-1 on 10 ± acres to plan and develop the 1600 lot Ware Farms residential development; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval under Planning Case (**PZ-PD-006-14**); situated in Section 33, T02S, R08E G&SRB&M, tax parcels 104-64-001C and 104-64-004 (legal on file) (located on the east side of Kenworthy Road south of Combs Road in the San Tan Valley area)
- 8. PZ-PD-006-14 – PUBLIC HEARING/ACTION:** Pantano Ware, LLC landowner/applicant, Bowman Consulting, agent, agent, requesting approval of an amendment to a Planned Area Development (PAD) Overlay District (**PZ-PD-041-98**) on 472.8 ± acres within the **Ware Farms PAD** to plan and develop the 1600 lot Ware Farms residential development; pending and in conjunction with Board of Supervisors zone change approval under Planning Case (**PZ-006-14**); situated in Section 33, T02S, R08E G&SRB&M, tax parcels 104-64-001C and 104-64-004 (legal on file) (located on the east side of Kenworthy Road south of Combs Road in the San Tan Valley area)

**WORKSESSION:**

9. **PZ-PA-001-18 – Worksession/Discussion Only:** Work Session for discussion only on **Case PZ-PA-001-18, Plan San Tan; San Tan Valley Small Area Plan** a Major Comprehensive Plan Amendment. The small area plan is approximately 70 square miles in size and features a variety of new land use designations and specific area planning policies, objectives and guidelines. The purpose of the work session is to provide an update on the planning effort thus far, next steps, and timelines for approval

**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://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.