



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

Regular Meeting

9:00 a.m.

Thursday, May 17, 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:**
 - April 18, 2018

COMMUNITY DEVELOPMENT
Planning Division

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

IUP-002-17 passed on April 18th, 2018
SUP-005-17 denied on April 18th, 2018

4. PLANNING MANAGER DISCUSSION ITEMS:

- JLUS Update

5. REPORT ON TENTATIVE PLAT EXTENSIONS:

- No Tentative Plat extension were granted last month

TENTATIVE PLATS

- 6. S-040-17 – PUBLIC HEARING/ACTION:** Skybridge Quail, LLC, landowner/applicant, requesting approval of a tentative plat for Quail Ranch, 955 lots on 272.91± acres in a R-7/PAD and CR-3/PAD zone; situated in a portion of Section 2, T03S, R08E, G&SRB&M, tax parcels 210-02-002A, 002D, 002E, 002H, 002M, 002N, 002P located between Hash Knife Draw Rd and E Rolling Ridge Rd 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-010-00**), 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-010-00**) 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)

9. **SUP-001-18 – PUBLIC HEARING/ACTION:** Florence Unified School District, Arizona State Land Department lease holder, Pinnacle Consulting Inc., agent/applicant, requesting approval of a Special Use Permit to operate a 75-foot tall monopole wireless communication facility on a 900 sq. ft. lease area of a 57.75± acre parcel in the GR (General Rural) Zone; located in a portion of Section 16, T3S, R8E G&SRB&M, (no tax parcel, Arizona State Land Lease No. 03-110361-28) (legal on file) (located north of Bella Vista Road and east of Gantzel Road, within the Poston Butte High School campus, 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://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.