



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

Regular Meeting

9:00 a.m.

Thursday, September 20, 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. ELECTION OF CHAIR AND VICE CHAIR, (Chairman Riggins, Vice-Chair Hartman presiding)**
- 3. DISCUSSION OF ACTION ITEM REPORT:**
 - August 16, 2018

COMMUNITY DEVELOPMENT
Planning Division

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

PZ-004-18 passed on Aug 29th, 2018
 PZ-PD-003-18 passed on Aug 29th, 2018

5. PLANNING MANAGER DISCUSSION ITEMS:

- Commission transcriptions
- 2018 AZPA Planning Conference

6. REPORT ON TENTATIVE PLAT EXTENSIONS:

No tentative plat extensions

NEW CASES:

AGENDA ITEMS 7 & 8 WILL BE DISCUSSED TOGETHER

- 7. PZ-010-18 – PUBLIC HEARING/ACTION:** Blake McKee et. al., applicant, Meng and Paulina Truong owner, requesting a rezone from **General Rural (GR)** to **General Commercial Zoning District (C-3)** for commercial retail center on 3.6± acres situated in portion of Sections 03, T03S, R07E G&SRB&M; (legal on file), Tax parcel 509-04-006, Located approximately 670 feet west of the intersection of Valley View Rd. and Hunt Highway on the south side in San Tan Valley.
- 8. SUP-003-18 – PUBLIC HEARING/ACTION:** Blake McKee et. al., applicant, Meng and Paulina Truong owner, requesting a **Special Use Permit** to operate a Medical Marijuana Dispensary on 3.6± acres situated in portion of Sections 03, T03S, R07E G&SRB&M; (legal on file), Tax parcel 509-04-006, Located approximately 670 feet west of the intersection of Valley View Rd. and Hunt Highway on the south side in San Tan Valley.

2018 Major Comprehensive Plan Amendments:

- 9. PZ-PA-004-18 – PUBLIC HEARING/ACTION:** EnergyOne LLC., Arizona State Land Department lessee (lease pending), The Planning Center, agent, requesting approval of a **Major Comprehensive Plan Amendment** to amend the 2009 Pinal County Comprehensive Plan by changing the land use designation from **Very Low Density Residential (0-1 du/ac)** to **Employment** on approximately 265± acres and maintain the existing **Employment** designation for a total **Employment** project area of 438± acres to develop a photovoltaic solar energy production facility, situated in a portion of Sections 1 and 2, T06S, R05E, G&SRB&M, tax parcels 503-26-7010 and portion of 503-26-7000 (legal on file)(located north of Rodeo Road, to the east and west of Burris Road in the North central Casa Grande area).
- 10. PZ-PA-005-18 – PUBLIC HEARING/ACTION:** EnergyThree LLC., Arizona State Land Department lessee (lease pending), The Planning Center, agent, requesting approval of a **Major Comprehensive Plan Amendment** to amend the 2009 Pinal County Comprehensive Plan by changing the land use designation from **Employment (PZ-PA-007-14)**, **Very Low Density Residential (0-1 du/ac)**, and **Moderate Low Density Residential (1-3.5 du/ac)** to **Green Energy Production** on approximately 735± acres to develop a photovoltaic solar energy production

facility, situated in a portion of Sections 11 and 12, T03S, R08E, G&SRB&M, tax parcels 210-11-0060 and 210-12-0020 (legal on file)(located south of Skyline Drive, to the east and west of Quail Run Lane in the Eastern San Tan Valley area).

11. **PZ-PA-006-18 – PUBLIC HEARING/ACTION:** Altura Properties LLC et. al. owners, Casa Grande Solar Park LLC (aka EDP renewables), applicant, requesting approval of a **Major Comprehensive Plan Amendment** to amend the 2009 Pinal County Comprehensive Plan by changing the land use designation from **Moderate Low Density Residential (1-3.5 du/ac)** and **Employment** to **Green Energy Production** on approximately 795± acres (inclusive of Pinal County ROW) to develop a photovoltaic solar energy production facility, situated in a portion of Sections 4 and 9, T07S, R05E, G&SRB&M, tax parcels 511-01-002, 003B, 003D, 003E, 003F, 001B (legal on file)(located at the intersection of Cornman Rd. and Bianco Rd. on the west side in the South western Casa Grande area).
12. **PZ-PA-001-18 – PUBLIC HEARING/ACTION:** Pinal County, requesting approval of a **Major Comprehensive Plan Amendment** to amend the 2009 Pinal County Comprehensive Plan by adopting the **San Tan Valley Special Area Plan (Plan San Tan)**, the plan provides for specific land use categories, definitions, specific goals, objectives and policies, pertaining to land use and future development and serve primary policy guide for Pinal County Staff, the Planning & Zoning Commission, Board of Supervisors and other government entities as they assess the extent, intensity, location, and character of public investments and private development proposals within the San Tan Valley planning area on approximately 71± square miles, situated in T02S, R08E; T03S, R08E; 03S, R07E G&SRB&M, (legal on file) (located in north central Pinal County, from Germann Rd. to Arizona Farms Road and from the CAP canal to Sossaman Rd.

CALL TO THE COMMISSION

13. **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.