



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

Regular Meeting

9:00 a.m.

Thursday, November 15, 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 |
| () | POLLARD, Member | () | MENNENGA, Member |

AGENDA

- 1. CALL TO ORDER & ROLL CALL:**
- 2. DISCUSSION OF ACTION ITEM REPORT:**
 - October 18, 2018

COMMUNITY DEVELOPMENT
Planning Division

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

- PZ-PA-004-18 passed on Oct 31st, 2018
- PZ-PA-006-18 passed on Oct 31st, 2018
- PZ-PA-001-18 passed on Oct 31st, 2018
- PZ-PA-005-18 passed on Oct 31st, 2018
- PZ-010-18 - passed on Nov 7th, 2018
- SUP-003-18 denied on Nov 7th, 2018

4. PLANNING MANAGER DISCUSSION ITEMS:

- Arizona Planning Association Conference 2018

5. REPORT ON TENTATIVE PLAT EXTENSIONS:

- S-011-06, Caballero, 1943 lots
- S-022-05, Skyline Estates, 1017 lots

NEW CASES:

AGENDA ITEMS 6 & 7 AND 8 & 9 WILL BE DISCUSSED TOGETHER:

- 6. PZ-006-18 – PUBLIC HEARING/ACTION:** Vicki Cox Golder Family Trust, landowners, Vicki Golder, applicant, requesting approval of a zone change from GR (General Rural Zoning District) to C-3 (General Commercial Zoning District) with PAD (Planned Area Development) on 3.66± acres to plan and develop a vineyard and multi-purpose facility with accessory uses; situated in a portion of Section 35, T10S, R14E, G&SRB&M (legal on file), portion of tax parcel 305-41-002E. (located west of Justin Lane and north of Edwin Road near the Saddlebrooke area south of Oracle).
- 7. PZ-PD-006-18 – PUBLIC HEARING/ACTION:** Vicki Cox Golder Family Trust, landowner, Vicki Golder, applicant, requesting approval of a Planned Area Development (PAD) Overlay Zoning District on 9.09± acres (5.43± acres GR/PAD and 3.66± acres C-3/PAD) to plan and develop a vineyard and multi-purpose facility with accessory uses; situated in a portion of Section 35, T10S, R14E, G&SRB&M (legal on file), tax parcel 305-41-002E. (located west of Justin Lane and north of Edwin Road near the Saddlebrooke area south of Oracle).
- 8. PZ-013-18 – PUBLIC HEARING/ACTION:** Paul E. Gilbert, agent/applicant, on behalf of Ironwood 80 LLP, landowner, requesting approval of a zone change from R-7 (Single Residence Zoning District)/PAD and C-1 (Neighborhood Commercial Zoning District)/PAD (Case PZ-PD-019-01, PZ005-13 & PZ-008-14) to MR (Multiple Residence Zoning District)/PAD, C-3 (General Commercial Zoning District)/PAD and R-7 (Single Residence Zoning District)/PAD to allow for general commercial uses along with approximately 284 units of detached and attached single-family residences; situated in Section 17, T3S, R8E, G&SRB&M (legal on file) tax parcels 210-17-002B, 002C, 002D, 001F, 001G, 001H and 001B (located north of Bella Vista Road and west of Gantzel Road in the San Tan Valley area).
- 9. PZ-PD-013-18 – PUBLIC HEARING/ACTION:** Paul E. Gilbert, agent/applicant, on behalf of Ironwood 80 LLP, landowner, requesting approval of the Bella Camino Planned Area

Development (PAD) Overlay Zoning District Amendment to modify the allowed uses and development standards from R-7/PAD and C-1/PAD Zoning Districts (Case PZ-PD-019-01, PZ005-13 & PZ-008-14) to MR/PAD, C-3/PAD and R-7/PAD residential development standards to allow for general commercial uses along with approximately 284 units of detached and attached single-family residences; situated in Section 17, T3S, R8E, G&SRB&M (legal on file, tax parcels 210-17-002B, 002C, 002D, 001F, 001G, 001H and 001B (located north of Bella Vista Road and west of Gantzel Road in the San Tan Valley area).

10. **PZ-012-18 – PUBLIC HEARING/ACTION:** Applicant/Owner, Pinal County Housing Agency, requesting a rezone from General Rural (GR) to MR- Multiple Residence Zone for the continued use of multiple dwelling units on 6.187 acres situated in portion of Sections 19, T06S, R04E G&SRB&M; (legal on file), Tax parcel 503-11-003, Located North of Highway 84 and East of N Baylor Way in the Stanfield area, south of the City of Maricopa.
11. **SUP-006-18 – PUBLIC HEARING/ACTION:** Lisa Ferganchick, landowner/applicant requesting approval of a Special Use Permit to operate a private petting zoo with recreational vehicle spaces and accessory uses on a 4.8± acre parcel in the SR (Suburban Ranch) Zone (PZ-296-71); described as Lot 6, Block 23, Queen Creek Ranchos, Book 17 of Maps, Page 29, P.C.R., Tax Parcel 104-46-0900 (legal on file) (located in the northwest corner of Ocotillo Road and Jackrabbit Road in the San Tan Valley area).

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://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.