



PINAL COUNTY  
*wide open opportunity*

## PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, June 16, 2011

Emergency Operations Center (EOC) Pinal County Complex - Building F

31 N. Pinal St. Florence, Arizona

### NOTICE OF PUBLIC MEETING AND AGENDA

There may be a supplemental agenda for this hearing, please check with the Planning & Development Department at 520-866-6447.

#### CALL TO ORDER:

- |                            |                            |
|----------------------------|----------------------------|
| ( ) HARTMAN, Chairman      | ( ) RIGGINS, Vice-Chairman |
| ( ) AGUIRRE-VOGLER, Member | ( ) SALAS, Member          |
| ( ) FAUCETTE, Member       | ( ) ELLIS, Member          |
| ( ) BROWN, Member          | ( ) O'NEIL, Member         |
| ( ) MORITZ, Member         | ( ) DEPUTY COUNTY ATTORNEY |

**SCHEDULE OF AGENDA:** 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.

1. **DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES: May 19, 2011**
2. **PLANNING DIRECTORS DISCUSSION ITEMS:**
3. **REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
  - **May 25, 2011**

#### NEW CASES:

**SUP-002-11 - PUBLIC HEARING/ACTION:** Gold Canyon Golf Resort, c/o Carlo Karim, applicant/landowner requesting approval of a Special Use Permit (SUP) to allow for a off-premise sign on approximately 50 square feet within the 134.5± acre (CB-2 and GR) General Business and General Rural zones; situated in a portion of Section 8, T1S, R9E G&SRB&M (legal on file) Tax Parcels 104-66-008B and 104-66-200 (north of Kings Ranch Road, east of US HWY 60 in the Gold Canyon area).

#### WORK SESSION

4. **PZ-C-007-10 - WORK SESSION** on **PZ-C-007-10** proposed text amendments to the county zoning ordinance, **Title 2 of the Pinal County Development Services Code**. This work session will focus on amendments to:

PLANNING & DEVELOPMENT

- **Chapter 2.05** “Purpose and Application,” including nonconforming uses;
- **Chapter 2.10** “Definitions” to modify, delete or add definitions;
- **Chapter 2.15** “Zones, Maps and Boundaries” to change and/or add zoning district classifications; add retention provisions, modify official zoning maps provision;
- **Chapter 2.105** “CI-1 Light Industry and Warehouse Zone” to add a permitted use;
- **Chapter 2.110** “CI-2 Industrial Zone;” to add a permitted use;
- **Chapter 2.150** “General Provisions and Exceptions” to make modifications, deletions and additions;
- **Chapter 2.151** “Permits: Special Use, Special Density, Temporary Use and Special Event” to make modifications, deletions and additions;
- **Chapter 2.155** “Board of Adjustment and Appeals” to make modifications, deletions and additions;
- **Chapter 2.160** “Enforcement” to make modifications, deletions and additions;

#### NEW CASES:

5. **IUP-003-10 - PUBLIC HEARING/ACTION:** Shannon McGregor, applicant requesting an Industrial Use Permit to allow a Storage/ Impound Lot on 17,940 square foot lease area of a 2.66± acre parcel in the (CI-2) Industrial zone; situated in a portion of the NE¼ of Section 33, T2S, R8E G&SRB&M, Tax Parcel 104-64-002E (legal on file) (located southeast of the intersection of Combs and Schnepf Roads).

#### WORK SESSION

6. **PZ-C-007-10 - WORK SESSION** on **PZ-C-007-10** proposed text amendments to the county zoning ordinance, **Title 2 of the Pinal County Development Services Code**. This work session will focus on amendments to:
  - **Chapter 2.165** “Zoning Ordinance Amendments and Zone Changes” to make modifications, deletions and additions;
  - **Chapter 2.166** “Rezoning” to make modifications, deletions and additions;
  - **Chapter 2.175** “Planned Area Development (PAD)” to apply to PADs approved before the effective date of the amendment and renumbering the provisions;
  - **Chapter 2.176** “Planned Area Development (PAD) Overlay Zoning District” to add new requirements for PADS requested on and after the effective date of the amendment;
  - **Chapter 2.185** “Outside storage and parking” to make modifications, deletions and additions;
  - **Chapter 2.215** “Addressing and Street Naming” and rescinding the stand alone ordinance known as the Pinal County Rural Addressing Ordinance #72993
  - **Chapters 2.220 through 2.355**, adding new zoning district classifications and establishing the uses, standards and requirements for each zoning district

#### NEW CASES:

7. **SUP-003-11 - PUBLIC HEARING/ACTION:** Russell Brandt, Rebecca Brandt, and Mark and Pamela Szczepaniec, landowners, Pinnacle Consulting, applicant requesting approval of a Special Use Permit to construct and operate a 70 foot tall monopalm wireless communication facility on a 1050 square foot lease area of a 9.53± acre parcel in the (GR) General Rural zone; situated in a portion of the NE ¼ of Section 34, T2S, R8E G&SRB&M (legal on file) Tax parcel 104-22-070A (located on Sierra Vista Drive south of Combs Road).

8. **PZ-001-11 - PUBLIC HEARING/ACTION:** Frederick and Renetta Gomez, applicant/landowner, Rick Miller, agent, requesting approval of a zone change from GR (General Rural Zone) to CI-1 (Light Industry and Warehouse Zone) to plan and develop a maintenance facility for the purpose of storing and rebuilding mining and construction equipment; situated in a portion of Section 9, T7S, R6E G&SRB&M (legal on file) Tax Parcel 511-28-001G, (located at Interstate 8 and Peart Road in the Casa Grande area).

#### **WORK SESSION**

9. **PZ-PA-002-11 - WORK SESSION** on **PZ-PA-002-11**, a proposed major amendment of the **Pinal County Comprehensive Plan** to amend **Chapter 10: Implementation, Plan Amendments**, to add criteria establishing when road re-alignment requests are processed as Major Comprehensive Plan Amendments or Non-Major Comprehensive Plan Amendments.

#### **FUTURE MEETING DATES AND AGENDA ITEMS**

The Planning 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).

#### **ADJOURNMENT**