



PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, September 15, 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:**
- 2. PLANNING DIRECTORS DISCUSSION ITEMS:**
 - A. Commentary on Commission Votes**
 - B. Microphone Use**
 - C. Today's Agenda**
- 3. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
 - **August 17, 2011**

NEW CASES:

- 4. PZ-PD-008-11 - PUBLIC HEARING/ACTION:** Nancy K & Harry Luge Sr., landowner/ applicant, Jackie Guthrie, agent requesting approval of a Planned Area Development (PAD) Amendment to allow a permanent steakhouse and saloon on the property within the 201± acre (CB-2 PAD) Canyon Moon Ranch PAD previously approved under case **PZ-PD-035-04**; situated in a portion of the south half of Section 17, T4S, R10E G&SRB&M (legal on file) Tax Parcels 201-20-002A, et. al (parcel list on file) (east of Highway 79, along Price Road in the Florence area).

5. **IUP-003-11 - PUBLIC HEARING/ACTION:** Laura Nickel, landowner, Christine Davidson, agent requesting approval of an Industrial Use Permit to operate a metal recycling facility on a 0.94± acre lease area of a 5.00± acre parcel in the (CI-2) Industrial zone (**PZ-C-043-81**); situated in a portion of the south ½ of Section 6, T01S, R08E G&SRB&M, Tax parcel 104-63-008G (legal on file) (located south of Dallas Road and west of Delaware Drive in the Apache Junction area).
6. **SUP-008-11 - PUBLIC HEARING/ACTION:** Sprint, applicant, Danielle Waetchter, agent, Florence Unified School District, landowner, requesting approval of a Special Use Permit to construct and operate an 80 foot monopole stealth ball field light wireless communication facility on a 625 square foot lease area of a 21.3± acre parcel in the SR/PAD Suburban Ranch with a Planned Area Development Overlay Zone (**PZ(PD)-031-97**); situated in a portion of the S½ of Section 20, T03S, R08E G&SRB&M, Tax Parcel 210-20-002G (legal on file) (located east of the intersection of Desert Willow Blvd. and Lovegrass Drive in Johnson Ranch, southeast of the Town of Queen Creek).
7. **SUP-009-11 - PUBLIC HEARING/ACTION:** Verizon Wireless, applicant, Glenda Curran, landowner, Campbell A&Z, LLC, agent requesting a Special Use Permit to construct and operate a 50 foot tall stealth cactus wireless communication facility on a 1,050 square foot lease area of a 1.25± acre parcel in the General Rural Zone; described as the N½ of lot 66, Section 3, T01N, R08E, G&SRB&M, Tax parcel 100-02-010B (legal on file) (located approximately 300 feet east of Tomahawk Road and 165 feet north of Canyon Street, Apache Junction area).
8. **SUP-010-11 - PUBLIC HEARING/ACTION:** Torco Fuels, applicant, Laura Nickel, landowner requesting a Special Use Permit to operate a race fuel packaging and distribution on an approximately 1 acre lease area of a 5 ± acre parcel in the (CI-2) Industrial zone (**PZ-C-043-81**); situated in a portion of the south 1/2 of Section 6, T01S, R08E G&SRB&M, Tax parcel 104-63-008G (legal on file) (located south of Dallas Road and west of Delaware Drive).

(ITEMS 9-14 WILL BE DISCUSSED TOGETHER)

9. **PZ-PD-005-11 - PUBLIC HEARING/ACTION:** Walton Red Rock LLC, et. al. landowner/applicant, Rose Law Group, Agent, requesting approval of a Planned Area Development (PAD) Overlay District Amendment to allow the removal of a 59.4± acre parcel of land from the 1292± acre **Red Rock Village PAD** previously approved under planning cases **PZ(PD)-006-02 & PZ-015-08** situated in Sections 4, 5, 8, 9, 10, T10S, R10E, G&SRB&M (legal on file) Tax Parcels (multiple maps) 410-09, 410-11, 410-10, 410-50 (parcel list on file) (area surrounding the intersection of Sasco Rd. and I-10).
10. **PZ-PA-003-11 - PUBLIC HEARING/ACTION:** Walton Red Rock LLC, et. al. landowner/applicant, Rose Law Group, Agent, requesting approval of a non-major comprehensive plan amendment on 67.1± acres (two parcels) from **Moderate Low Density Residential** to **Employment** situated in Sections 4 & 10, T10S, R10E, G&SRB&M (legal on file) Tax Parcels 410-09-007A (portion thereof) & 410-13-001, (northeast and east of the intersection of Sasco Rd. and I-10).
11. **PZ-006-11 - PUBLIC HEARING/ACTION:** Walton Red Rock LLC, et. al. landowner/applicant, Rose Law Group, Agent, requesting approval of a zone change from CI-2 (Industrial Zone) to CB-2 (General Business Zone) on 52.1± acres and from CB-2(General Business Zone) to CI-2 (Industrial Zone) on 7.3± acres to plan and develop the Red Rock Business Park I PAD, pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval of case **PZ-PD-**

- 006-11 and PZ-PD-005-11**; situated in Sections 4 & 10, T10S, R10E, G&SRB&M (legal on file) Tax Parcels 410-09-007A (portion thereof) (northeast of the intersection of Sasco Rd. and I-10).
- 12. PZ-PD-006-11 - PUBLIC HEARING/ACTION:** Walton Red Rock LLC, et. al. landowner/applicant, Rose Law Group, Agent, requesting approval of Planned Area Development Overlay Zone on 59.4± acres to plan and develop the Red Rock Business Park I PAD, pending and in conjunction with Board of Supervisors zone change approval of case **PZ-006-11**; situated in Sections 4 & 10, T10S, R10E, G&SRB&M (legal on file) Tax Parcel 410-09-007A (portion thereof) (northeast of the intersection of Sasco Rd. and I-10).
- 13. PZ-007-11 - PUBLIC HEARING/ACTION:** Walton Red Rock LLC, et. al. landowner/applicant, Rose Law Group, Agent, requesting approval of a zone change from GR (General Rural) to CI-2 (Industrial Zone) on 59.2± acres to plan and develop the Red Rock Business Park II PAD, pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval of case **PZ-PD-006-11 and PZ-PD-007-11**; situated in the NE¼ of Section 10, T10S, R10E, G&SRB&M (legal on file) Tax Parcels 410-13-001 (east of the intersection of Sasco Rd. and I-10).
- 14. PZ-PD-007-11 - PUBLIC HEARING/ACTION:** Walton Red Rock LLC, et. al. landowner/applicant, Rose Law Group, Agent, requesting approval of a Planned Area Development Overlay Zone on 59.2± acres to plan and develop the Red Rock Business Park II PAD, pending and in conjunction with Board of Supervisors zone change approval of case **PZ-007-11**; situated in the NE¼ of Section 10, T10S, R10E, G&SRB&M (legal on file) Tax Parcels 410-13-001 (east of the intersection of Sasco Rd. and I-10).
- 15. MAJOR COMPREHENSIVE PLAN AMENDMENTS – PUBLIC HEARING/ACTION:**
- A. PZ-PA-001-11** - Pinal County, requesting a text amendment to the Pinal County Comprehensive Plan by amending the language of Chapter 7: Environmental Stewardship, to add and edit policies and objectives concerning the provision of information by applicants on water demand, water supply and water sources at the time applications are filed for zoning cases.
- B. PZ-PA-002-11** – Pinal County, applicant, requesting a text amendment to the Pinal County Comprehensive Plan by amending the language of Chapter 10: Implementation, to add criteria establishing when road re-alignment requests are processed as Major Comprehensive Plan Amendments or Non-Major Comprehensive Plan Amendments.
- C. PZ-PA-005-11** - Arizona State Land Department, applicant, Tierra Right of Way Services, agent requesting a Major Comprehensive Plan Amendment from Moderate Low Density Residential (1-3.5 DU/AC) and Very Low Density Residential (0-1 DU/AC) to Employment on 570± acres for the proposed Aurora solar power plant project; situated in a portion of Section 10 T2S, R8E G&SRB&M, (legal on file) (located at the southeast corner of Germann Road and Schnepf Road, approximately three miles east of the Town of Queen Creek).
- D. PZ-PA-006-11** – Arizona State Land Department, applicant, Jackie Guthrie, Agent, requesting a Major Comprehensive Plan amendment to amend the text of Chapter 3: Sense of Community by amending and adding certain policies, and amending the text of the name and definition of a land use designation, graphically amend the

Land Use Plan, the Economic Development Plan, the Multi Modal Circulation Plan (Chapter 4: Mobility and Connectivity), and the Open Space and Trails Plan (Chapter 6 Open Spaces and Places) by:

- amending policies **3.6.1.1, 3.6.1.2, 3.6.1.3** and adding 25 new policies **3.6.1.4 through 3.6.1.28** to the Gateway/Superstation Vistas Growth Area section (pg 131),
- amending the name and definition of “Major Open Space” to “Major Open Space and Residential at 1 DU/AC” (Natural Infrastructure Definitions pg. 90);
- graphically amending the Land Use Plan and Economic Development Plan (Chapter 3), on 176,000± acres (275 square miles) to reflect amended land use designations, potential Passenger Rail Corridors and High Capacity Corridors for the area known as “Superstition Vistas”.
- graphically amending the Multimodal Circulation Plan (Chapter 4) to reflect a potential high capacity rail corridor;
- graphically amending the Open Space and Trails Plan (Chapter 6) to remove the restricted use open space designation on certain lands, amend certain areas to be indicated as “Major Open Space or Residential at 1 du/ac” and amend certain areas to remove the Open Space designation;

the graphic amendments are for areas situated in T01N, R09E; T01N, R10E; T01S R08E; T1S R09E; T01S, R10E; T02S, R08E; T02S, R09E; T02S R10E; T02S, R11E; T03S, R08E; T03S, R10E; T03S, R11E; T04S, R11E; G&SRB&M (legal on file) located in northern Pinal County.

TENTATIVE PLATS:

REVIEW/DISCUSSION/ACTION OF TENTATIVE PLATS IS NOT A PUBLIC HEARING. THE PUBLIC MAY ATTEND AND LISTEN TO THE PROCEEDINGS, BUT MAY ONLY ADDRESS THE COMMISSION WITH ITS PERMISSION.

- 16. S-011-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** Cabarello East, LLC, landowner, McCoy Law Group, PLLC, agent, requesting approval of a tentative plat extension for **Cabarello**, 1,943 lots on a 636.9± acre parcel in the CR-3, CR-4, & CB-1/PAD zones (PZ-PD-021-04); described as Section 23, T3S, R9E, G&SRB&M, Tax Parcel 210-41-001C, 001D, 001E, 001F, 001G, 001H, 210-41-002 and 003 (legal on file) (Located at the northeast corner of Judd Road and Herseth Road alignment, northeast of the Town of Florence).

NEW CASE:

- 17. PZ-C-007-10 – PUBLIC HEARING/ACTION:** Pinal County Planning & Development Department requesting approval of text amendments to the County zoning ordinance, **Title 2 of the Pinal County Development Services Code**, by:

- amending words and phrases throughout the zoning ordinance to correspond with statutory words and phrases;
- amending **Chapter 2.05** “Purposed and Application,” including nonconforming uses;
- amending **Chapter 2.10** “Definitions” to modify, delete or add definitions;
- amending **Chapter 2.15** “Zones, Maps and Boundaries” to change and/or add zoning district classifications; add retention provisions, modify official zoning maps provision;
- amending **Chapter 2.90** “CB-1 Local Business Zone” to add a permitted use;
- amending **Chapter 2.95** “CB-2 General Business Zone” to add a permitted use;
- amending **Chapter 2.100** “CI-B Industrial Buffer Zone” to add a permitted use;

- amending **Chapter 2.105** “CI-1 Light Industry and Warehouse Zone” to add a permitted use;
- amending **Chapter 2.110** “CI-2 Industrial Zone;” to make modifications, deletions and additions;
- amending **Chapter 2.140** “Off-street Parking and Loading – Public Garages and Gas Stations” to make modifications and deletions;
- amending **Chapter 2.150** “General Provisions and Exceptions” to make modifications, deletions and additions;
- amending **Chapter 2.155** “Board of Adjustment and Appeals” to make modifications, deletions and additions;
- amending **Chapter 2.160** “Enforcement” to make modifications, deletions and additions;
- amending **Chapter 2.165** “Zoning Ordinance Amendments and Zone Changes” to make modifications, deletions and additions;
- amending **Chapter 2.175** “Planned Area Development (PAD)” to apply to PADs approved before the effective date of the amendment and renumbering the provisions;
- adding **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;
- amending **Chapter 2.185** “Outside Storage and Parking”;
- amending **Chapter 2.190** “Adult Oriented Businesses and Adult Service Providers:”;
- amending **chapter 2.191** “Medical Marijuana Dispensary, Medical Marijuana Dispensary Off-site Cultivation Location and Medical Marijuana Food Establishment”
- amending **Chapter 2.195** “Outdoor Lighting”
- amending **Chapter 2.205** “Wireless Communication Facilities”
- adding **Chapter 2.215** “Addressing and Street Naming’ and rescinding the stand alone ordinance known as the Pinal County Rural Addressing Ordinance #72993;
- adding new chapters for the new zoning district classifications and establishing the uses, standards and requirements for each zoning district; and
- to make any other amendments deemed necessary during the amendment process to meet the current needs of the county.

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