



PINAL COUNTY  
*wide open opportunity*

## PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, December 16, 2010

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          |
| ( ) SMITHSON, Member       | ( ) O'NEIL, Member         |
| ( ) BROWN, 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: November 18, 2010**
- 2. PLANNING DIRECTORS DISCUSSION ITEMS:**
  - Noise Ordinance
  - Vending Carts
  - Cultural Resources
  - County Manager in January
- 3. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
  - **November 24, 2010**
    - **SUP-002-10 - PUBLIC HEARING/ACTION:** State of Arizona, State Land Department landowner, ET Motorsports, LLC, applicant, Thomas Kokaliares agent to approve Special Use Permit for the maintenance and operation of a motocross track to hold supervised off-highway-vehicle practice and race events on 67.79± acres
    - **PZ-C-006-10 - PUBLIC HEARING/ACTION:** to consider text amendments to the county zoning ordinance **Title 2 of the Pinal County Development Services Code**, by adding **Chapter 2.210 "Residential Solar Energy Devices"** to

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establish general requirements for residential solar energy devices in rural and residential zones.

#### WORK SESSION:

4. **WORK SESSION:** This is a work session for discussion with the consultant group on the Water Resources Element of the Comprehensive Plan
5. **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:**
  - amending words and phrases throughout the zoning ordinance to correspond with statutory words and phrases;
  - amending **Chapter 2.05** “Purpose 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 add a permitted use;
  - 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”;
  - 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.

#### NEW CASES:

6. **SUP-006-10 - PUBLIC HEARING/ACTION:** Native Ministries International, Inc., applicant/ landowner, Buddy Helscel, agent, requesting a Special Use Permit to allow 6 seasonal RV spaces on a 4.22± acre parcel in the GR (general rural) zone; situated in a portion of the SE¼ of Section 8, T07S, R06E G&SRB&M, Tax Parcel 511-26-019 (legal on file) (located along Hanna Road, east of Chuichu Road south of the City Casa Grande).

7. **SUP-007-10 - PUBLIC HEARING/ACTION:** Verizon Wireless, applicant, Kari Darimont, landowner, Pinnacle Consulting, agent requesting a Special Use Permit to construct and operate a 73 foot tall monopine wireless communication facility on 1008 square foot lease area of a 1.75± acre parcel in the (GR) General Rural zone; situated in a portion of the NW¼ of Section 36, T09S, R15E G&SRB&M, Tax parcel 308-03-052 (legal on file) (located north of American Avenue and just east of Justice Drive in the Oracle area)
8. **PZ-C-009-10 - DISCUSSION/APPROVAL/DISAPPROVAL:** Pinal County Planning & Development Department requests that the Planning & Zoning Commission initiate in accordance with A.R.S. 11-829(E) text amendments to the County zoning ordinance, **Title 2 of the Pinal County Development Services Code, amending Chapter 2.95 “CB-2 General Business Zone”** to prohibit itinerant vending aka roadside sales unless an established use with structure is presently on the parcel.

**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.

9. **S-035-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Anderson & Miller 694, LLP, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for Solana Ranch North, 2,335 lots on a 689± acre parcel in the CR-3/PAD & CB-1/PAD zones; situated in portion of Section 3, T6S, R4E, G&SRB&M, Tax Parcels 503-03-001C & 001D (Bounded by Anderson Road, Miller Road, Barnes Road, and Russell Road approximately 1 ½ miles west of the City of Casa Grande).
10. **S-036-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Anderson & Miller 694, LLP, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for Solana Ranch South, 2,030 lots on a 579± acre parcel in the CR-3/PAD zone; situated in portion of Section 10, T6S, R4E, G&SRB&M, Tax Parcels 503-03-001F, 001H, 002, 004B & 005 (Bounded by Anderson Road, Barnes Road, Kortsen Road, and Russell Road approximately 1 ½ miles west of the City of Casa Grande).
11. **S-037-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Silverdale Ranch, LLC Danto Real Estate I, landowner, Silverdale 38, LLC, agent, requesting approval of a tentative plat extension for Silverdale Ranch, 17 lots on a 39± acre parcel in the SH zone; situated in portion of Section 30, T3S, R8E, G&SRB&M, Tax Parcel 210-28-007 (located at the northeast corner of Gary Road and Silverdale Road approximately 5 miles southeast of the Town of Queen Creek).

**WORK SESSION:**

12. **PZ-C-008-10 - WORK SESSION:** This is a work session on **PZ-C-008-10** proposed text amendments to the county zoning ordinance, Title 2 of the Pinal County Development Services Code, to address definitions concerning medical marijuana, medical marijuana dispensary, marijuana cultivation and other terms related to marijuana; to address use and location of medical marijuana dispensaries, cultivation and other related uses and locations and to address standards, conditions, application requirements, fees and other related matters concerning medical marijuana.

13. This is a **WORK SESSION** to discuss and identify potential amendments to the Pinal County Planning & Zoning Commission Operating Rules and Regulations (Resolution Number 062107-PZCORR) approved on 6/21/07.

### **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**