



PINAL COUNTY
wide open opportunity

PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, February 17, 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 |
| () | 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:

- January 20, 2011
- December 9, 2010
- December 16, 2010

2. PLANNING DIRECTORS DISCUSSION ITEMS:

- Proposed Date and Discussion topics for the Joint Planning Commission & Board of Supervisors meeting
- Access to side door and impromptu meetings
- Information from Commissioner Brown

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

- BOS HEARING OF January 25, 2011

SUP-006-10 - PUBLIC HEARING/ACTION: Native Ministries International, Inc., applicant/ landowner, Buddy Helscel, 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).

PLANNING & DEVELOPMENT

P&Z voted with in favor of Approval unanimously to recommend approval with fourteen (14) stipulations.

BOS Action: Voted recommendation of P&Z.

- **BOS HEARING OF February 9, 2011**

No Cases

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

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.

- 5. S-026-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Meridian Land Holdings, LLC, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for Santa Cruz Ranch, 4,157 lots on a 1,237± acre parcel in the CR-3/PAD zone; situated in portion of Sections 26, 27, 34 & 35, T5S, R4E, G&SRB&M, Tax Parcel 502-14-002A et al. (parcel list on file) (located along Anderson Road bisecting Ruben Drive and Teel Road approximately 1 mile west of the City of Casa Grande).
- 6. S-033-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** SCR, LLC, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for Santa Cruz Ranch Units 4&5, 2,030 lots on a 674± acre parcel in the CR-3/PAD & CB-1/PAD zones; situated in portion of Sections 26, 34, & 35, T5S, R4E, G&SRB&M, Tax Parcel 502-23-001 et al. (parcel list on file) (located along Anderson Road bisecting Teel Road and Miller Road approximately 1½ mile west of the City of Casa Grande).

NEW CASES:

- 7. PZ-006-10 - PUBLIC HEARING/ACTION:** Sky Hi Holdings L.L.C. and Borgata Ventures L.L.C. landowners/applicants, Steve Tomita and Jeff Lee, agents, requesting approval of a zone change from CR-4/PAD (Multiple Residence zone with a Planned Area Development Overlay District) & CR-5/PAD (Multiple Residence zone with a Planned Area Development Overlay District) (**PZ(PD)037-99**) to CB-2 (General Business zone) on 96.9± acres to plan and develop a commercial retail/office center featuring a hotel and other commercial uses; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval of case **PZ-PD-006-10**; situated in a portion of the S½ of Section 02, T03S, R07E G&SRB&M, Tax parcel 509-02-001P, 001N (portion thereof) (legal on file) (located in the NWC area of Mountain Vista Blvd. and Hunt Highway, southeast of the Town of Queen Creek)
- 8. PZ-PD-006-10 - PUBLIC HEARING/ACTION:** Sky Hi Holdings L.L.C. and Borgata Ventures L.L.C. landowners/applicants, Steve Tomita and Jeff Lee, agents requesting approval of an amendment to a Planned Area Development (PAD) Overlay District (**PZ(PD)037-99**) on 96.9± acres within the **San Tan Heights PAD** to plan and develop a commercial retail/office center featuring a hotel and other commercial uses; pending and in conjunction with Board of Supervisors zone change approval of case **PZ-006-10**;

situated in a portion of the S½ of Section 02, T03S, R07E G&SRB&M, Tax parcel 509-02-001P, 001N (portion thereof) (legal on file) (located in the NWC area of Mountain Vista Blvd. and Hunt Highway, southeast of the Town of Queen Creek)

WORK SESSION

9. **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 areas of concern from the development community with regard to the open space requirements for new Planned Area Developments as described in Chapter 2.176 and the guidelines in the Open Space and Recreation Area Design Manual.
10. This is a **WORK SESSION** to discuss an amendment to the **Pinal County Planning & Zoning Commission Operating Rules and Regulations (Resolution Number 062107-PZCORR) Section 14 "Ex-parte Contact"**.

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