

## Pinal County Public Meeting Notice

Governor Doug Ducey announced a new executive order for all Arizona residents to Stay Home, Stay Healthy, Stay Connected.

The order goes into effect starting at 5 PM March 31st through April 30th and urges residents to remain at home, except to engage in essential activities and services.

Things to know:

The Planning and Zoning Commission, and Board of Adjustment will still be conducting Public Hearings on their regularly scheduled dates according to the notices that you received either by mail or as listed on the County Website. While you are still permitted to participate we ask that you consider the following:

Pinal County strongly encourages residents to participate via email. Emails received will be either included into the Commissions materials, or read into the record. We will accept email comment up to one hour before the hearing begins; 8 a.m. of the hearing day. There are a variety of ways to contact Planning staff regarding your comments including:

The general Planning Division email: [planningdivision@pinal.gov](mailto:planningdivision@pinal.gov)

Your case coordinator, whose email is found at the bottom of the yellow postcard you received

Your case coordinator whose email is found at the bottom of the Notice of Hearing posted on the County webpage.

### Public Hearing Items:

Comments can be submitted to the Planning Division [planningdivision@pinal.gov](mailto:planningdivision@pinal.gov) by ( 8:00 a.m.) the day of the meeting and shall be no more than 250 words. The meeting will be broadcast on the County Web Page at: <https://www.pinalcountyyaz.gov/bos/Pages/LiveStreaming.aspx>, the Commission will provide 5 minutes during the meeting for interested citizens to comment to comment on public hearing items. Items will be then read into the record, please be sure to include if you are in favor or against the proposal being discussed.

The Applicant or a Representative may appear in-person or attend telephonically. Presentations and contact number if attending telephonically shall be submitted by (9:00 a.m.) the day of the hearing.

All written comments received by the said deadline will be read into the record during the Call to Public or the requested Agenda Item and each Commission/Board member will be provided a copy of all comments.

If you are still desirous of attend the public meeting Staff has been authorized to strictly enforce the CDC social distancing requirements of maintaining a six foot distance between all attendees of the meeting. Due to space limitations you may be asked to wait in the lobby or the BOS overflow room and a staff person will alert you to an upcoming case. Thank you for your patience and support in this matter.

COMMUNITY DEVELOPMENT  
Planning Division



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

### Regular Meeting

9:00 a.m.

Thursday, April 16, 2020

PINAL COUNTY ADMINISTRATIVE COMPLEX

\*BOARD OF SUPERVISORS HEARING ROOM

135 N. PINAL STREET

FLORENCE, AZ 85132

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There may be a supplemental agenda for this hearing, please check with the  
Community Development Department at 520-866-6442.  
Some members may attend telephonically

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
( )	DEL COTTO, Member	( )	AULT, Member
( )	DE VLIENER, Member	( )	LIZARRAGA, Member
( )	POLLARD, Member	( )	MENNENGA, Member
( )	FLISS, Member	( )	SABEL, Member

### AGENDA

1. **CALL TO ORDER & ROLL CALL:**

2. **DISCUSSION OF ACTION ITEM REPORT:**

COMMUNITY DEVELOPMENT  
Planning Division

3. **BOARD OF SUPERVISORS ACTION ON PLANNING COMMISSION CASES:**

**PZ-PA-001-19 / PZ-001-19 / PZ-PD-001-19: 3C RANCH**

4. **PLANNING MANAGER DISCUSSION ITEMS:**

- Interim Community Development Director Lester Chow

**TENTATIVE PLATS:**

5. **S-016-19 – ACTION:** Mark Voigt, landowner, Premier Engineering Corporation, applicant/agent, requesting approval of a tentative plat for Magma Ranch III, Parcel 2, 671 Lots on 167.77± acres in the CR-3/PAD and CR-4/PAD (PZ-PD-031-02) zones; situated in a portion of Section 19, Township 3 South, Range 9 East of the G&SRB&M, tax parcel 210-38-003A (located north of Judd Road and west of Felix Road, adjacent to the Town of Florence and Southeast of the Magma Ranch Railroad).

**NEW CASES:**

**Items 6, 7, 8 will be discussed together**

6. **PZ-PA-011-19 – PUBLIC HEARING/ACTION:** Chirreon Energy, LLC, agent/applicant, AZ State Land Department, owner, requesting a Non-Major Comprehensive Plan amendment to re-designate 99.88± acres from **MLDR (Moderate Low Density Residential)** to **Green Energy Production**, to allow for a solar photovoltaic energy generation facility, situated in Section 36, Township 10 South, Range 13 East, G&SRB&M, Pinal County, Arizona, on tax parcel 304097030 (legal on file), located 1.5 miles west of South Highway 77, east of the Tortolita Mountains, and bordering Pinal County to the south.
7. **PZ-007-19 – PUBLIC HEARING/ACTION:** Chirreon Energy, LLC, agent/applicant, AZ State Land Department, owner, requesting approval of the rezoning of 99.88± acres from **GR (General Rural Zone)** to **I-3/PAD**, to allow for a solar photovoltaic energy generation facility, situated in Section 36, Township 10 South, Range 13 East, G&SRB&M, Pinal County, Arizona, on tax parcel 304097030 (legal on file), located 1.5 miles west of South Highway 77, east of the Tortolita Mountains, and bordering Pinal County to the south.
8. **PZ-PD-007-19 – PUBLIC HEARING/ACTION:** Chirreon Energy, LLC, agent/applicant, AZ State Land Department, owner, requesting approval of **Chirreon Energy Planned Area Development (PAD)** Overlay Zoning District, on 99.88± acres, to allow for a solar photovoltaic energy generation facility, situated in Section 36, Township 10 South, Range 13 East, G&SRB&M, Pinal County, Arizona, on tax parcel 304097030 (legal on file), located 1.5 miles west of South Highway 77, east of the Tortolita Mountains, and bordering Pinal County to the south.

**Items 9, 10 ,11 will be discussed together**

9. **PZ-PA-010-19 – PUBLIC HEARING/ACTION:** Forrest Max Koepnick, Forrest Max Koepnick Survivor’s Trust, landowner, Jorge Villasenor, EPS Group Inc., agent/applicant, requesting a Non-Major Comprehensive Plan amendment for Special Area Plan to re-designate 81.86± acres from **Suburban Neighborhood to Urban Transitional** land use designation referred as Bella Vista Trails, situated in Section 21, Township 03 South, Range 08 East, G&SRB&M (legal on file) tax parcel portion of 210-21-0030 located in the south-east of the intersection of Gantzel Road and Bella Vista Road in the San Tan Valley Area.
10. **PZ-005-19 – PUBLIC HEARING/ACTION:** Forrest Max Koepnick, Forrest Max Koepnick Survivor’s Trust, landowner, Jorge Villasenor, EPS Group Inc., agent/applicant, requesting approval of **rezone** of 81.86± acres from **GR (General Rural Zone) to R-7/PAD (Single Residence Zoning District)**, to allow for residential uses along with 379 units of detached single family residential; situated in Section 21, Township 03 South, Range 08 East, G&SRB&M (legal on file) tax parcel portion of 210-21-0030 located in the south-east of the intersection of Gantzel Road and Bella Vista Road in the San Tan Valley Area.
11. **PZ-PD-005-19 – PUBLIC HEARING/ACTION:** Forrest Max Koepnick, Forrest Max Koepnick Survivor’s Trust, landowner, Jorge Villasenor, EPS Group Inc., agent/applicant, requesting approval of **Bella Vista Trails Planned Area Development (PAD) Overlay Zoning District** of 81.86± acres to allow for residential uses along with 379 units of detached single family residential; situated in Section 21, Township 03 South, Range 08 East, G&SRB&M (legal on file) tax parcel portion of 210-21-0030 located in the south-east of the intersection of Gantzel Road and Bella Vista 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://pinalcountyaz.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.

**\*Location Change due to activation of the Emergency Operations Center. Signs and County staff will direct interested individuals to the Bldg. A hearing room**