



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

Regular Meeting

9:00 a.m.

Thursday, June 18, 2020

PINAL COUNTY ADMINISTRATIVE COMPLEX

*BUILDING A HEARING ROOM

135 N. PINAL STREET

FLORENCE, AZ 85132

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 VLIAGER, 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:**NEW CASES:**

Agenda Items 4, 5, 6, will be discussed together

- 4. PZ-PA-002-20 - PUBLIC HEARING/ACTION:** Camelhead Associates, LLC landowner, Adam Baugh with Withey Morris PLC, applicant, requesting a Non-Major Comprehensive Plan amendment to re-designate 91.54± acres from **Employment, Very Low Density Residential and High Density Residential** land use designations to **Medium Density Residential** land use designation to continue residential growth and development, situated in Section 14, Township 9, South, Range 9 East, G&SRB&M (legal on file) tax parcels 410-05-015A, -015B, 016A & 016B, located southwest of I-10 and Picacho Peak Rd, Exit 219.
- 5. PZ-003-20 - PUBLIC HEARING/ACTION:** Camelhead Associates, LLC landowner, Adam Baugh with Withey Morris PLC, applicant, requesting approval of the rezoning of 91.54± acres from **Local Business (CB-1) Zone and Manufactured Home Park (MHP)/PAD (36.04±) and Recreational Vehicle Park (RVP) Zone (55.5±) to Manufactured Home Park-435 (MHP-435) PAD** to allow for modified development standards for the expansion of an existing residential development, situated in Section 14, Township 9, South, Range 9 East, G&SRB&M (legal on file) tax parcels 410-05-015A, -015B, 016A & 016B, located southwest of I-10 and Picacho Peak Rd, Exit 219.
- 6. PZ-PD-003-20 - PUBLIC HEARING/ACTION:** Camelhead Associates, LLC landowner, Adam Baugh with Withey Morris PLC, applicant, requesting approval of the **Pichacho Peak RV Resort PAD** Overlay Zoning District, on 91.54± acres, to allow for modified development standards for the expansion of an existing residential development, situated in Section 14, Township 9, South, Range 9 East, G&SRB&M (legal on file) tax parcels 410-05-015A, -015B, 016A & 016B, located southwest of I-10 and Picacho Peak Rd, Exit 219.
- 7. PZ-PA-003-20 – PUBLIC HEARING/ACTION:** PBS & SM Midway IV LLC, et. al. landowner, Seth Keeler, applicant, requesting a Non-Major Comprehensive Plan amendment to re-designate 1000± acres from **Mid-Intensity Activity Center to Moderate Low Density Residential (500 acres) and Moderate Low Density Residential to Mid-Intensity Activity Center (500 acres)** land use designations, to relocate an approved activity center situated in Sections 4, 5, 33, 34, Townships 05, and 06 South, Range 03 East, G&SRB&M and Sections 8, 9, 16, 17 Township 06 South, Range 03 East, G&SRB&M (legal on file) tax parcel maps 501-12, 501-15, 501-17, 501-70, 510-48, 510-56 (full parcel list on file) (inclusive of Pinal County ROW) located at the intersection of AZ 347 and Louis Johnson Drive and being relocated to AZ 347 and Barnes Rd. (align.) in the southern Maricopa area.

TENTATIVE PLAT EXTENSION:

- 8. S-021-08 - DISCUSSION/APPROVAL/DISAPPROVAL:** Wolfkin Farms, LLC, landowner, Rose Law Group, PC, agent, requesting approval of a **tentative plat extension** for **Bella Vista Section 13**, 2,007 lots on a 659.09± acre parcel in the CR-3/PAD & CB-2/PAD zones; described as Section 13, T3S, R8E, G&SRB&M, Tax Parcel 210-13-001A (located adjacent to the northern boundary of the Town of Florence).

CALL TO THE COMMISSION

9. **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://pinalcountyz.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**