



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

Regular Meeting

9:00 a.m.

Thursday, July 16, 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 will be discussed together:

- 4. **PZ-011-19-PUBLIC HEARING/ACTION:** Thompson Arden, landowner, Brian Underwood with The Planning Center, applicant, requesting approval of the rezoning of 16.7± acres from **General Rural (GR) Zone to General Commercial (C-3) PAD** to allow for modified development standards for the expansion of an existing development (campground), located in the west half of the southwest quarter of section 22, Township 10 South, Range 16 East, G&SRB&M (legal on file) a portion of tax parcel 307-12-049C, located at the base of the northeastern slopes of the Santa Catalina Mountains and approximately 6.3 miles outside the Town of Oracle, Arizona on Mount Lemmon Road.
- 5. **PZ-PD-011-19-PUBLIC HEARING/ACTION:** Thompson Arden, landowner, Brian Underwood with The Planning Center, applicant, requesting approval of the **Hay Creek Ranch PAD Overlay Zoning District**, on 16.7± acres, to allow for modified development standards for the expansion of an existing development(campground), located in the west half of the southwest quarter of section 22, Township 10 South, Range 16 East, G&SRB&M (legal on file) a portion of tax parcel 307-12-049C, located at the base of the northeastern slopes of the Santa Catalina Mountains and approximately 6.3 miles outside the Town of Oracle, Arizona on Mount Lemmon Road.

TENTATIVE PLATS:

- 6. **S-040-18 – ACTION:** RRV South LP, landowner, Atwell-Group LLC Engineering, applicant/agent, requesting approval of a **tentative plat** for 106 lots on 18.63± acres in the CR-3/PAD (**PZ-PD-006-02 & PZ-015-08**) zone; situated in a portion of the Southeast Quarter of Section 8, Township 10 South, Range 10 East of the G&SRB&M, tax parcel 410-11-0070 (located southwest of Interstate 10, south on East Sasco Rd, south of Red Rock and East Drift Drive. Within the Red Rock Community and close proximity to the Pinal County Airpark).

WORKSESSION:

- 7. This is a work session to discuss the following proposed 2020 Major Comprehensive Amendments.
 - A. **PZ-PA-004-20:** Work Session on case PZ-PA-004-20, a County Initiated Major Comprehensive Plan Text Amendment to **Chapter 7 Environmental Stewardship**, of the 2019 Pinal County Comprehensive Plan. The proposed text amendment will modify the referenced Chapter by adding goals objectives and policies relating to water topics and concerns within Pinal County.
 - B. **PZ-PA-005-20:** Work Session on case PZ-PA-005-20, A County Initiated Major Comprehensive Plan Text Amendment to **Chapter 3 Land use, Chapter 6 Open Spaces and Places and Chapter 7 Environmental Stewardship**, of the 2019 Pinal County Comprehensive Plan. The proposed text amendment will modify the referenced Chapters by adding goals objectives and polices relating to riparian areas, wildlife corridors and the Pinal County Birding Trail.

- C. **PZ-PA-006-20:** Work Session on case PZ-PA-006-20, The Alice Group, Inc., Alice Robertson owner, Susan Innis, Invenergy applicant, requesting approval of a Major Comprehensive Plan Amendment to amend the **2019 Pinal County Comprehensive Plan** by changing the land use designation from **Moderate Low Density Residential (1-3.5 du/ac)** to **Green Energy Production** on approximately 1642± acres (inclusive of Pinal County ROW) to develop a photovoltaic solar energy production facility, situated in a portion of Sections 14,15, 22, 23, 26, and 27, T06S, R07E, G&SRB&M, tax parcels 401-07-0010, 401-01-0670, 401-72-006A, 401-72-007A, 401-15-001D, 401-72-0090,401-07-0050, 401-07-0020, 401-07-003A, 401-15-001B,401-72-0050, 401-01-0500, 401-01-0390, 401-19-0010, 401-01-0550, 401-01-0560, (legal on file) (located in the Eloy/Coolidge area from Highway 287 and Tweedy to Kleck and Signal Peak)

CALL TO THE COMMISSION

8. **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**