



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

Regular Meeting

9:00 a.m.

Thursday, September 17, 2020

PINAL COUNTY ADMINISTRATIVE COMPLEX

*BOS Supervisors Chambers Historic Courthouse

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 VLIENER, Member (absent) | () | LIZARRAGA, Member |
| () | POLLARD, Member | () | MENNENGA, Member |
| () | FLISS, Member | () | PLY, 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:**
4. **PLANNING MANAGER DISCUSSION ITEMS:**
 - A. **2020 AZ APA Award Recipient; Phillip “McD” Hartman**
 - B. **Appointment of Commissioner Sheila Ply**

NEW CASES:**Agenda Items 5 & 6 will be discussed together:**

5. **PZ-005-20 – PUBLIC HEARING/ACTION:** John Little/Boneyards of Arizona, owner and Pinal Design Group LLC, agent/applicant, requesting approval of the rezoning of 3.31± acres from **CI-1 (Light Industry and Warehouse Zone)** to **I-3 (Industrial Zoning District)**, to allow for junk, salvage, or auto wrecking yard, and related uses; situated in Section 2, Township 04 South, Range 08 East, G&SRB&M (legal on file), tax parcel 200-58-003J, located 1.5 miles east of Hunt Highway and 500 feet south of East Arizona Farms Road, in the Magic Ranch area of Pinal County.
6. **PZ-PD-005-20 – PUBLIC HEARING/ACTION:** John Little/Boneyards of Arizona, owner and Pinal Design Group LLC, agent/applicant, requesting approval of a **Major Planned Area Development (PAD) amendment** to re-designate 3.31± acres of the **Magic Ranch PAD**, from CI-1/PAD to I-3/PAD, to allow for junk, salvage, or auto wrecking yard, and related uses; situated in Section 2, Township 04 South, Range 08 East, G&SRB&M (legal on file), tax parcel 200-58-003J, located 1.5 miles east of Hunt Highway and 500 feet south of East Arizona Farms Road, in the Magic Ranch area of Pinal County.

Agenda Items 7, 8 & 9 will be discussed together:

7. **PZ-PA-012-19 – PUBLIC HEARING/ACTION:** Gantzel Partners, LLC, owner/developer and Sean Hammill, agent/applicant, requesting a Non-Major Comprehensive Plan amendment for the San Tan Valley Special Area Plan to re-designate 74± acres from **Rural Living** to **Suburban Neighborhood** land use designation, referred to as Quarters at Queen Creek, situated in Section 30, Township 02 South, Range 08 East, G&SRB&M (legal on file), tax parcels 104-53-005A, 104-53-005B, 104-53-006C, & portions of 104-53-009D, located immediately south of Queen Creek Wash and west of North Gantzel Road in the San Tan Valley Area.
8. **PZ-009-19 – PUBLIC HEARING/ACTION:** Gantzel Partners, LLC, owner/developer and Sean Hammill, agent/applicant requesting approval of the rezoning of 88± acres from **SR (Suburban Ranch-74 acres)** and **CR-2 (Single Residence Zone-14 acres)** to **R-7 (Single Residence Zoning)**, to allow for residential uses along with 254 units of detached single family residential; situated in Section 30, Township 02 South, Range 08 East, G&SRB&M (legal on file), tax parcels 104-53-005A, 104-53-005B, 104-53-006C, & parts of 104-53-009D, located immediately south of Queen Creek Wash and west of North Gantzel Road in the San Tan Valley Area.
9. **PZ-PD-009-19 – PUBLIC HEARING/ACTION:** Gantzel Partners, LLC, owner/developer and Sean Hammill, agent/applicant requesting approval of the **Quarters at Queen Creek Planned Area Development (PAD) Overlay Zoning District** of 88± acres to allow for residential uses along with 254 units of detached single family residential; situated in Section 30, Township 02 South, Range

08 East, G&SRB&M (legal on file), tax parcels 104-53-005A, 104-53-005B, 104-53-006C, & parts of 104-53-009D, located immediately south of Queen Creek Wash and west of North Gantzel Road in the San Tan Valley Area.

10. **SUP-001-20 – PUBLIC HEARING/ACTION:** Elephant Corporation, owner, Copper Cactus Resorts LLC, applicant/lessee, and Iplan Consulting/Greg Davis, agent, requesting approval of a Special Use Permit to operate a bed and breakfast plus ten (10) camp sites, on a 20± acre site comprised of two parcels in the GR (General Rural) Zone, situated in a portion of Section 24, Township 1 South, Range 10 East, of the G.R.B.& M., Pinal County, Arizona, Tax Parcels 10454008D & 10454008E (legal on file), located about 6 miles northeast of the intersection of Highway 60 with Highway 79 and about 2.5 miles north of the unincorporated area of Queen Valley. **(Due to a Notice Deficiency this case will be rescheduled for a later date)**

TENTATIVE PLATS:

11. **S-028-19 – ACTION:** El Dorado Land Development INC., landowner, El Dorado Bella Vista, LLC, developer, Ty Wilson, applicant/agent, requesting approval of a **tentative plat for Bella Vista Farms, Parcels C & D, Lots 1-525**, 525 lots on 155.12± acres in the CR-2 and CR-3 zones with PAD overlay (**PZ-012-11, PZ-PD-012-11**), situated in a portion of Sections 15 & 16, Township 3 South, Range 8 East of G&SRB&M, portions of tax parcels 21015002B and 21016001B, and located north of Bella Vista Road, South of Skyline Road, and east of Union Pacific Railroad in the San Tan Valley area of Pinal County.
12. **S-011-20 – ACTION:** Red Rock Ventures, LLC, landowner, Atwell-Group LLC Engineering, applicant/agent, requesting approval of a tentative plat for **Red Rock Village VIA** 168 lots on 34.59± 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 410-11-009 (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).

2020 MAJOR COMPREHENSIVE PLAN AMENDMENTS

13. The following cases are Major Amendments to the **2019 Pinal County Comprehensive Plan**:
- A. **PZ-PA-004-20–PUBLIC HEARING/ACTION:** Pinal County, requesting approval of a Major Comprehensive Plan Amendment to the **2019 Pinal County Comprehensive Plan** to amend the text of **Chapter 7: Environmental Stewardship, Water Resources (pgs.269 through 290)** The proposed amendment will modify the referenced Chapter by adding goals objectives and policies relating to water topics and concerns including water consumption estimates & water conservation within Pinal County.
- B. **PZ-PA-005-20–PUBLIC HEARING/ACTION:** Pinal County, requesting approval of a Major Comprehensive Plan Amendment to the **2019 Pinal County Comprehensive Plan** to amend the text of **Chapter 3, Sense of Community, subchapter Land Use - Goals, Objectives and Policies (pp.91,105), Chapter 6, Open Spaces & Places, subchapter Goals, Objectives and Policies (p.242), and Chapter 7, Environmental Stewardship, subchapter Environmental Planning (p.267)**. The proposed amendment will modify the referenced chapters by modifying goals objectives and policies relating to riparian areas, wildlife corridors, and

foothills, referencing and promoting the Arizona Game and Fish Department's on-line Environmental Review Tool (ERT), and by promoting the Pinal County and Arizona Birding Trails and other watchable wildlife opportunities within Pinal County.

- C. PZ-PA-006-20–PUBLIC HEARING/ACTION:** 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)

WORKSESSION:

- 14. Work session discussion only** on Peralta RV Resort, a proposed development within an area designated by the Pinal County Comprehensive Plan as a High Intensity Activity Center.

CALL TO THE COMMISSION

- 15. 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 BOS Chambers.**