



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

Regular Meeting

9:00 a.m.

Thursday, April 15, 2021

PINAL COUNTY ADMINISTRATIVE COMPLEX

Board of 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	()	LIZARRAGA, Member
()	MENNENGA, Member	()	FLISS, Member
()	SCHNEPF, Member	()	HARDICK, Member
()	HEATON, Member	()	POLLARD, Member (Absent)

AGENDA

1. CALL TO ORDER & ROLL CALL:

2. DISCUSSION OF ACTION ITEM REPORT AND BOARD OF SUPERVISORS ACTION ON PLANNING COMMISSION CASES:

COMMUNITY DEVELOPMENT
Planning Division

3. PLANNING MANAGER DISCUSSION ITEMS:

- Appointment of Commissioner Jeff Heaton (District 4)

TENTATIVE PLATS:

- 4. S-011-21 – ACTION:** Wales Ranches LLLP, landowner, CVL Consultants, applicant/agent, requesting approval of a tentative plat for **Wales Ranches**, for 551 lots on 155.18± acres in the R-7/PAD (PZ-PD-003-19 & PZ-003-19) zone; situated in a portion of the Section 28, Township 2 South, Range 8 East of the G&SRB&M, portion of tax parcel 104-22-007F (located northeast at the intersection of N. Kenworthy Road and East Combs Road), in the San Tan Valley area, Pinal County.
- 5. S-041-20 – ACTION:** RRV South LP, landowner, Atwell Consulting, engineer, requesting approval of a tentative plat for **Red Rock Village VIIC**, for 21 lots and tracts A-B, on a 4.68 ± acre parcel in the CR-4/PAD (PZ-006-02/PZ-PD-006-02/PZ-015-08) zone, tax parcel 410-11-009B, a portion of the East Half of Section 8, Township 10 South, Range 10 East, G&SRB&M, (located southeast of Interstate 10, south of Red Rock Rd. and Incus Road, within the Red Rock Community).

NEW CASES:

- 6. PZ-C-001-21 – ACTION:** DISCUSSION/APPROVAL/DISAPPROVAL to initiate, in accordance with A.R.S. § 11-813(D) and PCDSC 2.165.030.A and at the request of the Pinal County Community Development Department, zoning regulation amendment to **Title 2 of the Pinal County Development Services Code** amending **Chapter 2.191: Medical marijuana dispensary, medical marijuana dispensary off-site cultivation location and medical marijuana food establishment**, to consider amending the text to address recreational use, facility operational characteristics, permitted location, duration of Special Use Permit effective dates, and facility application requirements.
- 7. PZ-C-002-21 – ACTION:** DISCUSSION/APPROVAL/DISAPPROVAL to initiate, in accordance with A.R.S. § 11-813(D) and PCDSC 2.165.030.A and at the request of the Pinal County Community Development Department, zoning regulation amendment to **Title 2 of the Pinal County Development Services Code** to add **Chapter 2.365: Large Master Planned Community Zoning District**, to consider adding text to create a new zoning category to address developments that are over 2000 acres in size and feature: Planned multimodal transportation systems; Coordinated residential, commercial, industrial and public facility uses; the Chapter will contain application submittal requirements, provisions for plats and specific plan submittals and requirements for amending the plan.

CONTINUED CASES:

8. **PZ-004-20 – PUBLIC HEARING/ACTION:** Michael Buschbacher, Hunter Engineering, Inc., agent, on behalf of Kevin Petersen, applicant/landowner requesting a zone change from General Rural (GR) Zone to RU-43, Single Residence Zoning District to allow a residential subdivision on approximately 89.2± acres, situated in portion of Section 10, T02S, R08E, Tax parcels 505-02-008A, 505-02-006D located at the north-east corner of Randolph Road and Manchester Road approximately four miles east of I-10 in the eastern Casa Grande within the unincorporated area of Pinal County. **(Due to changes in the Development proposal this case will be re-noticed for a future Commission hearing date)**

CALL TO THE COMMISSION:

9. **CALL TO THE COMMISSION CURRENT EVENTS ONLY:** 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. Action taken as a result of comment will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date.

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 pre-scheduled use of the Emergency Operations Center. Signs and County staff will direct interested individuals to the Historic Courthouse.**