



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

Regular Meeting

9:00 a.m.

Thursday, June 17, 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 | () | DAVIS, Member |

AGENDA

- 1. CALL TO ORDER & ROLL CALL:**
- 2. ELECTION OF CHAIR AND VICE CHAIR OF THE PLANNING COMMISSION:**
- 3. DISCUSSION OF ACTION ITEM REPORT AND BOARD OF SUPERVISORS ACTION ON PLANNING COMMISSION CASES:**

COMMUNITY DEVELOPMENT
Planning Division

4. PLANNING MANAGER DISCUSSION ITEMS:

- Commissioner Training opportunities.
- Boards and Commissions appointees

TENTATIVE PLATS:

- 5. S-032-20 – ACTION:** Montage Holdings, landowner, United Engineering Group, engineer, requesting approval of a tentative plat for **The Quarters at Queen Creek-“Parcel A”**, a Subdivision for 216 lots and tracts A-V, on 74.35± acre parcel in the R-7/PAD (**PZ-019-19/PZ-PD-019-19**) zone, tax parcels 104-53-006C, 104-53-005A & 104-53-005B, a parcels of land located in the north half of Section 30, Township 2 South, Range 8 East , G&SRB&M, (located north of Combs Road and west of Gantzel Road, within the San Tan Valley area).
- 6. S-033-20 – ACTION:** Michael Peltcs, landowner, Sean Hamill, United Engineering Group, applicant/agent, requesting approval of a tentative plat for **The Quarters at Queen Creek-“Parcel B”**, a Subdivision for 38 lots and tracts A-C, on 14.01± acre parcel in the R-7/PAD (**PZ-009-19/PZ-PD-009-19**) zone, tax parcels 104-53-0540, a parcel of land located in the southeast of Section 30, Township 2 South, Range 8 East , G&SRB&M, (located southwest of Red Fern Road and Gantzel Road, within the San Tan Valley area).
- 7. S-021-21 – ACTION:** Simon CRE Rubicon II, LLC, Ben Millick applicant/owner, requesting approval of a tentative plat for four (4) lots on 10.74± acres in the CB-2/PAD (**PZ-PD-009-07 & PZ-009-07**) zone; situated in a portion of the Section 20, Township 2 South, Range 8 East of the G&SRB&M, portion of tax parcel, 104-87-152H (located southeast at the intersection of E Ocotillo Road and N Gantzel Road), in the San Tan Valley area, Pinal County.
- 8. S-039-20 – ACTION:** Wolfkin Farms, LLC, landowner, Heidi Tilson, CVL Consultants, agent/applicant requesting approval of a tentative plat amendment of **San Tan Gateway Parcel 19** for 118 lots on 31.40± acres in the CR-3/PAD (**PZ-020-04A & PZ-PD-020-04A**) zone; situated in a portion of the Section 13, Township 3 South, Range 8 East of the G&SRB&M, tax parcel, 210-13-001C (located northeast of N Quail Run LN and E Bella Vista Road), in the San Tan Valley area, Pinal County.

CONTINUED CASES:

- 9. 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 from the May 20, 2021 Commission meeting**)

NEW CASES:

- 10. PZ-C-003-21 – PUBLIC HEARING/ACTION:** at the request of the Pinal County Community Development Department, a zoning regulations amendment to **Title 2** of the **Pinal County Development Services Code** to modify: **Section 2.220.040.G.2: RU-10 Rural Zoning District**, Development Standards, Detached Accessory Buildings, Maximum Height; **Section 2.225.040.H.2: RU-5 Rural Zoning District**, Development Standards, Detached Accessory Buildings, Maximum Height; **Section 2.230.040.G.2: RU-3.3 Rural Zoning District**, Development Standards, Detached Accessory Buildings, Maximum Height; **Section 2.235.040.G.2: RU-2 Rural Zoning District**, Development Standards, Detached Accessory Buildings, Maximum Height; **Section 2.240.040.G.2: RU-1.25 Rural Zoning District**, Development Standards, Detached Accessory Buildings, Maximum Height; **Section 2.250.040.G.2: R-43 Rural Zoning District**, Development Standards, Detached Accessory Buildings, Maximum Height; to amend and add subsections as follows: **2. Maximum height: a. 20 feet b. 25 feet if located in the main building buildable area**
- 11. PZ-C-001-21 – PUBLIC HEARING/ACTION:** at the request of the Pinal County Community Development Department a 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.

CALL TO THE COMMISSION:

- 12. 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.**