



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

**Regular Meeting**

9:00 a.m.

Thursday, July 15, 2021

PINAL COUNTY ADMINISTRATIVE COMPLEX

Board of Supervisors Chambers Historic Courthouse\*

135 N. PINAL STREET

FLORENCE, AZ 85132

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

COMMUNITY DEVELOPMENT  
Planning Division

**3. PLANNING MANAGER DISCUSSION ITEMS:**

- A. Request for Special Meeting action as item on the August 19<sup>th</sup> 2021 P&Z agenda
- B. Boards and Commissions appointees

**TENTATIVE PLATS:**

1. **S-016-21 – ACTION:** El Dorado Land Development Inc., landowner, Hilgart Wilson, LLC, applicant/engineer, requesting approval of a tentative plat for Bella Vista Farms, Parcel G and H, Lots 555 on 172.91± acres in the CR-2 & CR-3/PAD (**PZ-PD-012-11**) zone; situated in a portion of Section 9 & 16, Township 3 South, Range 8 East of the G&SRB&M, tax parcels 210-09-002 and a portion of 210-09-004 (located adjacent to Bella Vista Road and Schnepf Road within Pinal County, Arizona).
2. **S-017-21 – ACTION:** El Dorado Bella Vista LLC, Brad Hinton landowner, Ty Wilson, Hilgart Wilson LLC, applicant/engineer, requesting approval of a tentative plat for Bella Vista Farms, Parcel K, Lots 475 on 116.44± acres in the CR-3/PAD (**PZ-PD-012-11**) zone; situated in a portion of Section 9 & 16, Township 3 South, Range 8 East of the G&SRB&M, tax parcel 210-09-0010 and portion of 210-09-0040 (located south of E Skyline drive and west of N Schnepf Road within Pinal County, Arizona).
3. **S-027-21 – ACTION:** Ironwood 80, LLLP, landowner/developer, ATWELL, applicant/agent, requesting approval of a tentative plat for Bella Camino, 133 lots on 35.33 ± acres in the R-7/PAD Single Residence Zone, MR/PAD and C-3 Zoned General Commercial (**PZ-013-18 & PZ-PD-013-18**) zone; situated on a portion of the west half of Section 17, T3S, R8E, G&SRB&M, (legal on file) tax parcels 210-17-002B, 002C, 002D, 001F, 001G, 001H and 001B (located north of Bella Vista Road and west of Gantzel Road in the San Tan Valley area).
4. **S-031-21 – ACTION:** El Dorado Arizona Farms, LLC, Landowner/developer, The WLB Group, Inc. requesting approval of a tentative plat for Silver Cross, 1,195 lots on a 389.20± acre parcel in the R-7/PAD zone (**PZ-(PD)-013-16**), situated in a portion of Section 1, T4S, R8E, G&SRB&M (legal on file) tax parcels 200-24-001Y, 001Z, 001Q, 001S, 0920 and 0930 (located west of Quail Run Road and north of Heritage Road, within proximity to the Town of Florence).
5. **S-037-20 – ACTION:** Landmark Land Investments LLC, landowner, Hilgart Wilson, engineer, requesting approval of a tentative plat for San Tan 320, for a 429 lots and tracts A-GGG, on a 346.30 ± acre parcel in the R-7/PAD, R-9/PAD, R-12/PAD, MD/PAD (**PZ-PD-008-15**). Tax parcels 509-02-005A, -005B, -005F, -005H, -008A, -008B, -008C, -008D, Situated in a portion of the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22 Township 3 South Range 7 East, Gila and Salt River Base and Meridian, Pinal County, Arizona. Located south of Phillips Rd in the San Tan Valley Area.

6. **S-021-20 – ACTION:** RMG Lucky Hunt LLC, landowner, Sean Hamill, United Engineering Group, engineer, requesting approval of a tentative plat for The Reserve at Lookout Mountain - lots 1-220 & common areas "a" through "q", 220 lots on a 65.07± acre parcel, zoned R-7/PAD (**PZ-PD-005-18**). Situated in a portion of the northeast quarter of section 10, township 4 south, range 8 east of the Gila and Salt River base and meridian, Pinal County, Arizona, located west of Hunt Highway and east of the Gila River Indian Reservation, about 3 miles north of the Anthem unincorporated area of Pinal County.

**NEW CASES:**

7. **SUP-006-21 – PUBLIC HEARING/ACTION:** Nate LeSueur, owner/applicant, requesting approval of a Special Use Permit for retail sales of feed and/or tack (“Hay Barn”) on an approximately 2.50± acre parcel in a General Rural (GR) Zoning District, situated in a portion of Section 8, Township 2 South, Range 8 East, of the G.R.S.B.&M., Pinal County, Arizona, Tax Parcel 104-23-098B (legal on file), located on the eastside of North Ironwood Dr. and south of East Germann Road within proximity to the Town of Queen Creek.
8. **SUP-004-21 – PUBLIC HEARING/ACTION:** Robert Schoose, owner, Goldfield Ghost Town & Mine Tours, Inc, Steve Olson applicant/agent, requesting approval of a Special Use Permit to operate a 73 foot tall wireless communication lattice tower, on an approximately 40 ± acre parcel in the GR (General Rural) Zone, situated in a portion of Section 2, Township 1 North, Range 08 East, of the G.R.S.B.&M., Pinal County, Arizona, Tax Parcels 100-02-0540 (legal on file), located approximately .25 miles north along N Mammoth Mine Road on E Highway 88 Rd. on the north of the Apache Junction area.
9. **PZ-PD-001-20 – PUBLIC HEARING/ACTION:** Amarillo Creek South, LLC landowner, Coe & Van Loo Consultants, Inc., Julie Vermillion applicant/agent, requesting approval of an amendment of Planned Area Development (PAD) Overlay District (**PZ-PD-016-03**) for a portion of 321.38 ± acres of the overall 962 ± acres master planned community of Amarillo Creek known as Tresana, and modify the original PAD development standards and the development plan, situated in the Northern quarter of Section 20, T05S, R03E G&SRB&M, tax parcels 51048015G and 51048015F (legal on file), located at the intersection of Papago Road and Green Road south west of the City of Maricopa.
10. **PZ-C-004-21 - PUBLIC HEARING/ACTION:** in accordance with A.R.S. § 11-813(D) and PCDSC 2.165.030.A and at the request of Arizona State Land Department, zoning regulation amendment to **Title 2 of the Pinal County Development Services Code amending Chapter 2.360 - Multi-Purpose Community Master Plan (MP-CMP)**, to consider amending the text to address: minimum number of certain characteristics for large multi-purpose developments, extent and type of the central component of such developments, types of uses and minimum required number of different uses, extent of Comprehensive Plan employment land use designations included within a project, distance from single family residential.
11. **PZ-PA-009-20 – PUBLIC HEARING/ACTION:** Dalmead LLC, landowner, Sanks and Associates LLC, applicant/agent, requesting approval of a Non-Major Comprehensive Plan Amendment to designate 5.22 acres from Moderate Low Density Residential (1-3.5du/ac) to Medium Density Residential (3.5-8du/ac) situated in Section 9, T1S, R9E, G&SRB&M (legal on file) tax parcels

104-38-0010 through 104-38-0220 located along Kings Ranch Road in the Gold Canyon area.  
**(Due to a notice deficiency this case will be re-noticed for a future Commission hearing date)**

12. **PZ-016-20 - PUBLIC HEARING/ACTION:** Dalmead LLC, landowner, Sanks and Associates LLC, applicant/agent, requesting approval of a Rezone change of 5.22 acres from CB-2 (general business zone) (PZ-012-63) to MD (mixed dwelling zoning district), to allow for residential uses situated in Section 9, T1S, R9E, G&SRB&M (legal on file) tax parcels 104-38-0010 through 104-38-0220 located along Kings Ranch Road in the Gold Canyon area. **(Due to a notice deficiency this case will be re-noticed for a future Commission hearing date)**
13. **PZ-PD-016-20 - PUBLIC HEARING/ACTION:** Dalmead LLC, landowner, Sanks and associates LLC, applicant/agent, requesting approval of the Gardens at Gold Canyon Planned Area Development (PAD) overlay zoning district to establish development standards for a residential development, on 5.22± acres, situated in Section 9, T1S, R9E, G&SRB&M (legal on file) tax parcels 104-38-0010 through 104-38-0220 located along Kings Ranch Road in the Gold Canyon area. **(Due to a notice deficiency this case will be re-noticed for a future Commission hearing date)**

**WORKSESSION: THE FOLLOWING ITEMS WILL BE HEARD IMMEDIATELY FOLLOWING THE PLANNING MANAGER DISCUSSION ITEMS**

14. **This is a work session to discuss the following proposed 2021 Major Comprehensive Amendments.**
  - A. **PZ-PA-002-21:** Work Session for a 2019 Major Comprehensive Plan Amendment request by BOCA bn, LLC to re-designate 2,329 ± acres from MLDR (Moderate low Density Residential) and High Intensity Activity Center to Green Energy Production for large scale PV Solar generation facility, Pinal County.
  - B. **PZ-PA-003-21:** Work Session for a 2019 Major Comprehensive Plan Amendment request by Enel Green Power North America to re-designate 1,882.03 ± acres from MLDR (Moderate low Density Residential) to Green Energy Production and Major Open Space for a photovoltaic Solar Power Plant, southwest of Pinal County.
  - C. **PZ-PA-004-21:** Work session for a 2019 Major Comprehensive Plan Amendment request by ENValue LLC to re-designate 1,667± acres from MLDR (Moderate low Density Residential), MDR (Moderate Density Residential), HDR (High Density Residential) to Green Energy Production for a Solar Project, south west of Arizona city, Pinal County.
  - D. **PZ-PA-005-21:** Work session for a 2019 Major Comprehensive Plan Amendment request by Boulevard Associates, LLC to re-designate 1,251.7± acres from MLDR (Moderate low Density Residential), MDR (Moderate Density Residential), HDR (High Density Residential) to Green Energy Production for a photovoltaic Solar Power Plant, south of central Eloy, Pinal County
  - E. **PZ-PA-006-21:** Work session for a 2019 Major Comprehensive Plan Amendment request by AZ State Land to re-designate 12,115 ± acres from MLDR (Moderate low Density Residential) and Open Space to MLDR (Moderate Low Density Residential), Employment and Open Space in northeast of Pinal County.

**CALL TO THE COMMISSION:**

15. **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.**