



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

Regular Meeting

9:00 a.m.

Thursday, September 16, 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. **DISCUSSION OF ACTION ITEM REPORT AND BOARD OF SUPERVISORS ACTION ON PLANNING COMMISSION CASES:**
 - A. SUP-006-21 (HAY BARN)

COMMUNITY DEVELOPMENT
Planning Division

3. PLANNING MANAGER DISCUSSION ITEMS:

- A. No new business to discuss.

TENTATIVE PLATS:

4. **S-018-21 – ACTION:** Forrest Max Koepnick, Forrest Max Koepnick Survivor’s Trust, landowner David Hughes, EPS Group Inc., agent/applicant, requesting approval of a tentative plat for Bella Vista Trails, Lots 379 on 81.86± acres in the R-7/PAD (**PZ-PD-005-19**) zone; situated in Section 21, Township 03 South, Range 08 East, G&SRB&M (legal on file) tax parcel portion of 210-21-0030 located in the south-east of the intersection of Gantzel Road and Bella Vista Road in the San Tan Valley Area.
5. **S-034-21 – ACTION:** Paul McIntyre, PGTL Combs Ranch LP, landowner, Daniel Matthews, Wood, Patel & Associates, Inc., agent/applicant, requesting approval of a tentative plat for Combs Ranch Unit 2, Lots 309 on 91± acres in the R-7/PAD (**PZ-PD-009-13**) zone; situated in Section 27, Township 02 South, Range 08 East, G&SRB&M (legal on file) tax parcel portion of 104-22-006V located north of E Combs Road and east of N Schnepf Road in the San Tan Valley Area.
6. **S-035-20 – ACTION:** Pecan Woods, LLC., landowner, Keith Miller, applicant/Manager, requesting approval of a tentative plat for Pecan Woods on 163.59± acres in the CR-5 (**PZ-PD-018-03A**) zone; situated in a portion of the Northwest Quarter of Section 20, T5S, R3E, G&SRB&M, tax parcels 51048014J and 51048014A; located at the southeast corner of West Papago Road and North Amarillo Valley Road intersection, about 1.5 miles west of the Ak Chin Indian Community in an unincorporated area of Pinal County.

MAJOR COMPREHENSIVE PLAN AMENDMENT CASES:

7. **PZ-PA-003-21–PUBLIC HEARING/ACTION:** Arnoldo B. Burruel, landowner/applicant, Sonak Solar Project LLC.(an affiliate of Enel Green Power North America, Inc), Benjamin Conor Branch, agent, requesting approval of a Major Comprehensive Plan Amendment to the **2019 Pinal County Comprehensive Plan** 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, situated in Section 01, Section 6, Section 12, Section 36, T10S, T09S, R06E, R07E G&SRB&M, tax parcels 409-01-001B, 409-01-001A, 409-06-004, 409-02-001, 500-50-002 and portions of 500-50-004 (legal on file), located southwest of the City of Eloy in the unincorporated Pinal County.
8. **PZ-PA-004-21–PUBLIC HEARING/ACTION:** EMN70 Roth Ira LLC, Avra Plantation Inc., Kim Myrand landowners, Arizona City Solar LLC, applicant, requesting approval of a Major Comprehensive Plan Amendment to the **2019 Pinal County Comprehensive Plan** to re-designate 1,677.01 ± acres from MLDR (Moderate Low Density Residential), MDR (Medium Density Residential, HDR (High Density Residential) and GC (General Commercial) to Green Energy Production for a photovoltaic Solar Power Plant, situated in portions of Sections 11, 14 & 15, T08S, R06E, G&SRB&M, tax parcels 511-44-090, 511-44-094, 511-44-093F, 511-44-099A, 511-44-099C (legal on file), located southwest of Alsdorf Rd and Lamb Rd in the Arizona City area.
9. **PZ-PA-005-21–PUBLIC HEARING/ACTION:** John and Melinda Donley Revocable Trust, landowner/applicant, Boulevard Associates, LLC., Anthony Pedroni, agent, requesting approval

of a Major Comprehensive Plan Amendment to the **2019 Pinal County Comprehensive Plan** to re-designate 1,251.7 acres from MLDR (Medium Low Density Residential), MDR (Medium Density Residential), HDR (High Density Residential), GC (General Commercial) and General Public Facilities/Services to Green Energy Production and General Public Facilities/Services for a photovoltaic Solar Power Plant, situated in Section 17, Section 19, Section 20, T09S, R08E G&SRB&M, tax parcels 411-34-0020, 411-35-001A, 411-36-001A, 411-35-0020, 411-35-0030, 411-35-0040, 411-35-001B and 411-36-002B (legal on file), located southeast of the City of Eloy in the unincorporated Pinal County.

- 10. PZ-PA-002-21 PUBLIC HEARING/ACTION:** Arizona State Land Department, landowner, Box Canyon Solar Project, BOCA Bn, LLC (Erik Ellis, BrightNight), agent, requesting approval of a Major Comprehensive Plan Amendment to the 2019 Pinal County Comprehensive Plan to re-designate 2,424± acres from High Intensity Activity Center, MLDR (Moderate Low Density Residential) to Green Energy Production for a photovoltaic Solar Power Plant, situated portions of Sections 7, 8, 17, 18, 19, and 30 in T3S, R10E and Sections 13, 24, and 25 in T3S, R9E G&SRB&M, tax parcels Portions of parcels 210-33-7000 and 201-01-7000 (legal on file), the site is approximately 4.6 miles east of the Salt River Project Abel Substation, 9 miles north of Florence, 5.6 miles south of State Route (SR) 60, and directly adjacent to and west of SR 79.

TEXT AMENDMENT:

- 11. PZ-C-002-21 – PUBLIC HEARING/ACTION:** in accordance with A.R.S. § 11-813(D) and PCDCS 2.165.030.A and at the request of the Pinal County Community Development Department, a 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.

NEW CASES:

(ITEMS 13, & 14 WILL BE DISCUSSED TOGETHER)

- 12. IUP-003-21 – ACTION:** Obert Aaberg, landowner and Chuck Wright, Pinal Design Group LLC, applicant/agent, requesting approval of an Industrial Use Permit for Poolsure, an Aquasol Company/Pool Chemical Supply and Service Co. on 5± acres in the CI-2 zone (**PZ-007-63**), situated in a portion of Section 15, Township 4 South, Range 2 East of G&SRB&M, tax parcel 510-05-009D, located on 52916 West Jersey Drive, Maricopa, AZ 85139, about 3.7 miles east of Pinal County's westernmost boundary, 330'± west of the City of Maricopa, and about 800' north of Arizona State Route 238, in an unincorporated area of Pinal County.
- 13. PZ-026-21 – PUBLIC HEARING/ACTION:** Stephen A Savedra, landowner and Chuck Wright, Pinal Design Group LLC, applicant/agent, requesting approval of a rezoning from **GR (General Rural) to I-2, (Light Industrial and Warehouse)** Zoning District, to allow S & J Grading, Inc. construction equipment storage facility, on 5± acres of land, situated in a portion of Section 8, Township 7 South, Range 6 East of G&SRB&M, tax parcel 511-26-008D, and located on West Hanna Street, about .4 miles south of US

Interstate 8 and 1.5± miles west of the Casa Grande Mountains directly north of the City of Casa Grande, in an unincorporated area of Pinal County.

14. **PZ-PD-026-21 – PUBLIC HEARING/ACTION:** Stephen A Savedra, landowner and Chuck Wright, Pinal Design Group LLC, applicant/agent, requesting approval of S & J Grading **Planned Area Development (PAD)** for a construction equipment storage facility, to rezone 5± acres of land from **GR to I-2/PAD**, situated in a portion of Section 8, Township 7 South, Range 6 East of G&SRB&M, tax parcel 511-26-008D, and located on West Hanna Street, about .4 miles south of US Interstate 8 and 1.5± miles west of the Casa Grande Mountains directly north of the City of Casa Grande, in an unincorporated area of Pinal County.
15. **PZ-010-21 – PUBLIC HEARING/ACTION:** SARCON Investments, LLC, landowner and Sarah Conway, owner/applicant, requesting approval of a rezoning from **GR (General Rural) to C-3 (General Commercial)** zoning district, on 1.75± acres of land, situated in a portion of Section 36, Township 9 South, Range 15 East of G&SRB&M, tax parcel 308-03-0520, located on 760 E American Ave, Oracle AZ 85623, across the intersection of East American Avenue and East Mount Lemmon Highway, about 2.3 miles from Arizona State Route 77, in the town of Oracle, AZ, an unincorporated area of Pinal County.

CALL TO THE COMMISSION:

16. **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.**