



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

Regular Meeting

9:00 a.m.

Thursday, November 18, 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:**

COMMUNITY DEVELOPMENT
Planning Division

TENTATIVE PLATS

1. **S-009-21 ACTION:** Ranch 160, LLC, landowner, Hilgart Wilson, applicant/agent, requesting approval of a tentative plat for Ranch 160, 525 lots on 160.69 ± acres in the CR-3/PAD (PZ-PD-002-00) zone; situated in a portion of Section 5 & 6, Township 2 South, Range 10 East of the G&SRB&M, tax parcels 104-30-006A, 005D, 005E & 005F (location is adjacent to US-60 and South El Camino Viejo within Pinal County, Arizona (County).

2. **S-041-21 - /ACTION:** VP MRV P2, LLC, landowner, United Engineering Group, LLC, applicant/agent, requesting approval of a tentative plat of Skyline Village, 1,150 lots on 287.55± acres in the R-7/PAD (PZ-PD-009-20) zone; situated in a portion of the North Half of Section 11, Township 3 South, Range 8 East, G&SRB&M, tax parcel 210-11-001C (located south of Skyline Dr. and east of Sierra Vista Dr. in the San Tan Area).

NEW CASES:

3. **SUP-005-21-PUBLIC HEARING/ACTION:** Aubris Metro Partners III, LLC, owner, Declan Murphy, applicant/agent, requesting approval of a Special Use Permit to operate a 65 foot tall wireless communication stealth designed facility, on an approximately 5.14± acre parcel in the CB-1 Local Business Zone; tax parcel 210-79-5370 (legal on file); situated in a portion of Section 20, Township 03 South, Range 09 East, of the G.R.S.B.&M., Pinal County, Arizona, located on Judd Road, approximately 6.5 miles directly east of the intersection of East Hunt Highway and Gantzel Road, in an unincorporated area of Pinal County.

PLANNING MANAGER DISCUSSION ITEMS:

4. **PLANNING MANAGER DISCUSSION ITEMS:**
 - A. Special Use Permits; Procedure and Application, Relationship to Zoning process, presentation and handouts at meeting.

CALL TO THE COMMISSION:

5. **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.**