



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

**Regular Meeting**

9:00 a.m.

Thursday, June 16, 2022

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:**

- Request for Planning and Zoning Commission Special Meeting on July 14, 2022 at 9 a.m. in the Community Development Building, Ocotillo Conference Room to Discuss Cases PZ-C-005-21 and PZ-C-001-22 only.

**CONTINUED CASES:**

- 4. IUP-001-22 – PUBLIC HEARING/ACTION: ACTION:** Johnson-Stewart Co., landowner, Zach Schoose, applicant/agent, requesting approval of an Industrial Use Permit for a Concrete Recycling Facility 5.43± acres in the CI-2 zone (**PZ-477-76**), on parcel 102-19-004P situated in a portion of Section 31, Township 1 North, Range 8 East of G&SRB&M, tax parcel 102-19-004P, located North of W Baseline Ave & East of S Meridian Dr. in the Apache Junction Area. (**Continued from the May 19, 2022 Planning Commission meeting**)

**NEW CASES:****AGENDA ITEMS 5, 6 & 7 WILL BE DISCUSSED TOGETHER**

- 5. PZ-PD-013-22 – PUBLIC HEARING/ACTION:** Avra Plantation Inc, EMN70 ROTH IRA LLC, Daniel Bingham, DKM Family Trust, landowners, Pine gate Renewables, LLC, Rose Law Group PC, Jordon Rose, LLC, applicant/agent, requesting approval of an amendment of Planned Area Development (PAD) Overlay District (**PZ-PD-052-00**) for removal of 718± acres from the overall 920± acres of Sunland Estates, situated in Section 14 and 15, T8SR6E, G&SRB&M, (legal on file), Tax parcels 511-44-0940 and 511-44-093F, located west of South Lamb Road and south of West Alsdorf Road, north of City of Eloy approximately 6.5 miles west of W-I-10 in the outskirts of Arizona City.
- 6. PZ-044-21-PUBLIC HEARING/ACTION:** Avra Plantation Inc, EMN70 ROTH IRA LLC, Daniel Bingham, DKM Family Trust, landowners, Pine gate Renewables, LLC, Rose Law Group PC, Jordon Rose, LLC, applicant/agent, requesting approval of a rezone of 1,677± acres from **General Rural (GR) Zoning District, Recreation Vehicle Park Zone (RVP), Manufactured Home Zone (MH), General Business Zone (CB-2)** (Case PZ-052-00, PZ-PD-52-00) to **Industrial (I-3) Zoning District** to allow for development standards for a Photovoltaic (PV) Solar energy Facility with battery energy storage, situated in Section 11, 14, 15 and 23, T8SR6E, G&SRB&M, (legal on file), Tax parcels 511-44-0900, 511-44-0940, 511-44-093F, 511-44-099A, 511-44-099C, located west of South Lamb Road and south of West Alsdorf Road, north of City of Eloy approximately 6.5 miles west of W-I-10 in the outskirts of Arizona City.
- 7. PZ-PD-044-21-PUBLIC HEARING/ACTION:** Avra Plantation Inc, EMN70 ROTH IRA LLC, Daniel Bingham, DKM Family Trust, landowners, Pine gate Renewables, LLC, Rose Law Group PC, Jordon Rose, LLC, applicant/agent, requesting approval of the **Arizona City Solar Project PAD Overlay Zoning District**), on 1,677± acres, to allow for development standards for a photovoltaic Solar Power Plant with battery storage, situated in Section 11, 14, 15 and 23, T8SR6E, G&SRB&M, (legal on file), Tax parcels 511-44-0900, 511-44-0940, 511-44-093F, 511-44-099A, 511-44-099C, located west of South Lamb Road and south of West Alsdorf Road, north of City of Eloy approximately 6.5 miles west of W-I-10 in the outskirts of Arizona City.

**AGENDA ITEMS 8 & 9 WILL BE DISCUSSED TOGETHER**

8. **PZ-053-21 – PUBLIC HEARING/ACTION:** Howard W McClure landowner, and Upfront Planning and Entitlements, LLC – Jessica Sarkissian agent/representative, requesting approval of a rezoning from GR (General Rural Zone) (10.2± acres) to C-3 (General Commercial Zone) (10.2± acres) to allow for a roping arena with short stay rv services; situated in the Northeast quarter of Section 6, T07S, R03E G&SRB&M, tax parcel 500-08-003H, also known as parcels A, B, C, D, and E according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Book 10 of Surveys Page 78.), located on Highway 84 and Almendra Road in an area of unincorporated Maricopa. **(Due to a Notice Deficiency this case will not be heard and will be rescheduled for a later date.)**
9. **PZ-PD-053-21 – PUBLIC HEARING/ACTION:** Howard W McClure landowner, and Upfront Planning and Entitlements, LLC – Jessica Sarkissian agent/representative, requesting approval of a Planned Area Development (PAD) to rezone 9.52± acres of land, from C-3(General Commercial) to C-3/PAD, to allow for a roping arena with short stay rv services; situated in the Northeast quarter of Section 6, T07S, R03E G&SRB&M, tax parcel 500-08-003H, also known as parcels A, B, C, D, and E according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Book 10 of Surveys Page 78.), located on Highway 84 and Almendra Road in an area of unincorporated Maricopa. **(Due to a Notice Deficiency this case will not be heard and will be rescheduled for a later date.)**

**TENTATIVE PLATS:**

10. **S-047-21 - ACTION:** RRV NORTH LP, landowner, Michael Park, P.E, applicant, requesting approval of a tentative plat for RED ROCK VILLAGE A (IXB, IXC, IXD, IXE, and Village 3), on 101.28 acres of land in the CR-3 and CR-4 zones, situated in a portion of Section 9, Township 10 South, Range 10 East, G&SRB&M, tax parcels 41011004B and 41010003T, located west of I-10, north of East Sasco Road, about 4.8 miles north of the southern boundary of Pinal County, in the Red Rock area of Pinal County.

**CALL TO THE COMMISSION**

11. **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.**