



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

Regular Meeting

9:00 a.m.

Thursday, August 18, 2022

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

3. PLANNING MANAGER DISCUSSION ITEMS:

A. NO NEW TOPIC FOR DISCUSSION.

NEW CASES:

4. **SUP-005-22 – PUBLIC HEARING/ACTION:** GSA Ironwood LP, owner, Declan Murphy, applicant/agent, requesting approval of a **Special Use Permit** to operate a flush mounted wireless communication facility, on an existing mini-storage building, on an 3.58± acre parcel in the C-3 General Commercial Zoning District; tax parcel 104-24-003Q (legal on file); situated in a portion of Section 17, Township 02 South, Range 08 East, of the G.R.S.B.&M., Pinal County, Arizona, located along east of N Ironwood Road, south of W Pima Road, in an unincorporated area of Pinal County.
5. **SUP-006-22 – PUBLIC HEARING/ACTION:** Florence Unified School District, owner, Declan Murphy, applicant/agent, requesting approval of a **Special Use Permit** to operate a new standalone wireless communication facility, on a re-located ball field light pole of San Tan Foothills High School, on an 10.0± acre parcel in the GR General Rural Zone; tax parcel 509-19-7000 (legal on file); situated in a portion of Section 25, Township 03 South, Range 07 East, of the G.R.S.B.&M., Pinal County, Arizona, located at the south west intersection of W Silverdale Road, and N Gary Road, in an unincorporated area of Pinal County.

ITEMS 6 & 7 WILL BE DISCUSSED TOGETHER

6. **PZ-042-21 - PUBLIC HEARING/ACTION:** HAM PAPAGO LLC/Harry Zeitlin, landowner and CVL Consultants/Julie Vermillion, applicant/agent, requesting approval of a rezoning from **CB-1 (Local Business Zone) and CR-3 (Single Residence Zone) to R-7 (Single Residence Zoning District)** to allow a single-family residential development on 158.25±-acres of land, as part of the Venida Subdivision Development; situated in that part of the Northwest Quarter of Section 21, Township 5 South, Range 3 East of G&SRB&M, Pinal County, AZ; tax parcel 510520030 (legal on file); located at the southeast corner of Papago and North Green Roads, about 8 miles from the westernmost boundary of Pinal County and two miles west and one mile south of the Ak Chin Indian Community of the Maricopa Indian Reservation, in Pinal County.
7. **PZ-PD-042-21 – PUBLIC HEARING/ACTION:** HAM PAPAGO LLC/Harry Zeitlin, landowner and CVL Consultants/Julie Vermillion, applicant/agent, requesting approval of an amendment to the Venida **Planned Area Development (PAD) (PZ-PD-023-06/PZ-023-06)**, on 158.25±-acres of land, from **R-7 to R-7/PAD**, and allow for a master planned community of 544± lots; situated in that part of the Northwest Quarter of Section 21, Township 5 South, Range 3 East, of G&SRB&M, Pinal County, AZ; tax parcels 510520030 and 510520020 (legal on file); located at the southeast corner of Papago and North Green Roads, about 8 miles from the westernmost boundary of Pinal County and two miles west and one mile south of the Ak Chin Indian Community of the Maricopa Indian Reservation, in Pinal County.

ITEMS 8, 9 & 10 WILL BE DISCUSSED TOGETHER

8. **PZ-PA-025-21 - PUBLIC HEARING/ACTION:** El Dorado Bella Vista LLC/Brad Hinton, landowner and Iplan Consulting/Greg Davis, applicant/agent, requesting a non-major amendment to the San Tan Valley Area

Plan to change the land use designation from Suburban Neighborhood to Community Center, on 3.64± acres of land; situated in a portion of Section 11, Township 3 South, Range 8 East of the G&SRB&M, tax parcel 210110030; located at the southeast corner of East Skyline Drive and North Sierra Vista Drive in the San Tan Valley area of Pinal County.

9. **PZ-050-21 - PUBLIC HEARING/ACTION:** El Dorado Bella Vista LLC/Brad Hinton, landowner and Iplan Consulting/Greg Davis, applicant/agent, requesting approval of a rezoning from **GR (General Rural) to C-3, (General Commercial)** zoning district, to allow for a personal storage facility, on 3.64± acres of land, situated in a portion of Section 11, **Township 3** South, Range 8 East of the G&SRB&M, tax parcel 210110030, located at the southeast corner of East Skyline Drive and North Sierra Vista Drive in the San Tan Valley area of Pinal County.
10. **PZ-PD-050-21 – PUBLIC HEARING/ACTION:** El Dorado Bella Vista LLC/Brad Hinton, landowner and Iplan Consulting/Greg Davis, applicant/agent, requesting **approval** of a **Planned Area Development (PAD)** for the construction of a personal storage facility on 3.64± acres of land and to rezone from **C-3 to C-3/PAD**, situated in a portion of Section 11, Township 3 South, Range 8 East of the G&SRB&M, tax parcel 210110030, located at the southeast corner of East Skyline Drive and North Sierra Vista Drive in the San Tan Valley area of Pinal County.

ITEMS 11 & 12 WILL BE DISCUSSED TOGETHER

11. **PZ-010-22 - PUBLIC HEARING/ACTION:** Red Tree LLC c/o Rex Southwick, landowner/applicant, Iplan Consulting/Greg Davis, agent/representative, requesting approval of a **rezoning** from **GR (General Rural) to C-1 (Neighborhood Commercial Zoning District)** to allow the continuation of a plumbing company on 5± acres of land, situated in a portion of Section 33, Township 2 South, Range 8 East of G&SRB&M; tax parcel 10464003S, located on the west side of North Schnepf Road and about .25 miles south of the **North** Schnepf Road and East Combs Road intersection, in the San Tan Valley area of Pinal County.
12. **PZ-PD-010-22 - PUBLIC HEARING/ACTION:** Red Tree LLC c/o Rex Southwick, landowner/applicant, Iplan Consulting/Greg Davis, agent/representative, requesting approval of a **Planned Area Development (PAD)**, to allow the continuation of a plumbing company on 5± acres of land, situated in a portion of Section 33, Township 2 South, **Range 8** East of G&SRB&M; tax parcel 10464003S, located on the west side of North Schnepf Road and about .25 miles south of the North Schnepf Road and East Combs Road intersection, in the San Tan Valley area of Pinal County.

WORKSESSION:

AGENDA ITEMS 13 & 14 WILL BE DISCUSSED TOGETHER

13. **PZ-C-001-22 – Work-session:** in accordance with A.R.S. § 11-802 and 11-806 and the PCDCS and at the request of the Pinal County Community Development Department, a regulations amendment to **Title 3, and 4** of the **Pinal County Development Services Code** to modify/adopt:
 - A. **Title 3 – Subdivision Regulations: (and all sections within the enumerated Chapters)**
 - B. **Title 4 – Minor Land Divisions (and all sections within the enumerated Chapters)**
 - C. **Amend the adopted Engineering Guidelines**
 - D. **Adopt Development Guidelines as the “The Pinal County Community Design Handbook”**
 - E. adding new chapters for the processing of subdivisions, addressing submittal requirements standards required improvements and re-plat procedures
 - F. Adding new chapters to address submittal requirements processing and criteria for approval of Minor Land Divisions

- G. Amending the Engineering Guidelines for subdivision improvements and associated public infrastructure
 - H. Adopting design guidelines to address Residential Commercial industrial multifamily and civic uses in Pinal County
 - I. to make any other amendments deemed necessary during the amendment process to meet the current needs of the County.
14. **PZ-C-005-21 – Work-session:** 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 a zoning regulations amendment to **Title 2** of the **Pinal County Development Services Code** to modify:
- **Title 2 – ZONING: (and all sections within the enumerated Chapters)**
 - CHAPTER 2.05. - PURPOSE AND APPLICATION
 - CHAPTER 2.10. - DEFINITIONS
 - CHAPTER 2.15. - ZONING DISTRICTS, MAPS AND BOUNDARIES
 - CHAPTER 2.20. - SR SUBURBAN RANCH ZONE
 - CHAPTER 2.25. - SR-1 SUBURBAN RANCH ZONE
 - CHAPTER 2.30. - SH SUBURBAN HOMESTEAD ZONE
 - CHAPTER 2.35. - CAR COMMERCIAL AGRICULTURE RANCH ZONE
 - CHAPTER 2.40. - GR GENERAL RURAL ZONE
 - CHAPTER 2.45. - GR-5 GENERAL RURAL ZONE
 - CHAPTER 2.50. - GR-10 GENERAL RURAL ZONE
 - CHAPTER 2.55. - CR-1A SINGLE RESIDENCE ZONE
 - CHAPTER 2.60. - CR-1 SINGLE RESIDENCE ZONE
 - CHAPTER 2.65. - CR-2 SINGLE RESIDENCE ZONE
 - CHAPTER 2.70. - CR-3 SINGLE RESIDENCE ZONE
 - CHAPTER 2.75. - CR-4 MULTIPLE RESIDENCE ZONE
 - CHAPTER 2.80. - CR-5 MULTIPLE RESIDENCE ZONE
 - CHAPTER 2.85. - TR TRANSITIONAL ZONE
 - CHAPTER 2.90. - CB-1 LOCAL BUSINESS ZONE
 - CHAPTER 2.95. - CB-2 GENERAL BUSINESS ZONE
 - CHAPTER 2.100. - CI-B INDUSTRIAL BUFFER ZONE
 - CHAPTER 2.105. - CI-1 LIGHT INDUSTRY AND WAREHOUSE ZONE
 - CHAPTER 2.110. - CI-2 INDUSTRIAL ZONE
 - CHAPTER 2.115. - GUEST RANCH REGULATIONS
 - CHAPTER 2.120. - MH MANUFACTURED HOME ZONE
 - CHAPTER 2.125. - RV RECREATIONAL VEHICLE HOMESITE ZONE
 - CHAPTER 2.130. - MHP - MANUFACTURED HOME PARK ZONE
 - CHAPTER 2.135. - PARK MODEL (PM) AND RECREATIONAL VEHICLE (RVP) PARK ZONE
 - CHAPTER 2.140. - OFF-STREET PARKING AND LOADING - PUBLIC GARAGES AND GAS STATIONS
 - CHAPTER 2.145. - SIGNS, BILLBOARDS, NAME PLATES AND OTHER OUTDOOR ADVERTISING
 - CHAPTER 2.150. - GENERAL PROVISIONS, STANDARDS AND EXCEPTIONS
 - CHAPTER 2.151. - PERMITS: SPECIAL USE, SPECIAL DENSITY, TEMPORARY USE AND SPECIAL EVENT
 - CHAPTER 2.155. - BOARD OF ADJUSTMENT, VARIANCES AND APPEALS
 - CHAPTER 2.160. - ENFORCEMENT

- CHAPTER 2.165. - ZONING REGULATIONS AMENDMENTS
- CHAPTER 2.166. - REZONINGS
- CHAPTER 2.175. - PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT
- CHAPTER 2.176. - PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT ON AND AFTER FEBRUARY 18, 2012
- 2.176.260. - Amendments to the PAD overlay zoning district.
- CHAPTER 2.180. - DESIGN REVIEW OVERLAY (DRO) ZONING DISTRICT
- CHAPTER 2.185. - OUTSIDE STORAGE AND PARKING
- CHAPTER 2.190. - ADULT ORIENTED BUSINESSES AND ADULT SERVICE PROVIDERS
- CHAPTER 2.191. - MEDICAL MARIJUANA DISPENSARY, MEDICAL MARIJUANA DISPENSARY OFF-SITE CULTIVATION LOCATION AND MEDICAL MARIJUANA FOOD ESTABLISHMENT
- CHAPTER 2.195. - OUTDOOR LIGHTING
- CHAPTER 2.200. - SITE PLANS AND REVIEWS
- CHAPTER 2.205. - WIRELESS COMMUNICATIONS FACILITIES
- CHAPTER 2.210. - RESIDENTIAL PHOTOVOLTAIC SOLAR ENERGY DEVICES
- CHAPTER 2.215. - ADDRESSING AND STREET NAMING
- CHAPTER 2.220. - RU-10 RURAL ZONING DISTRICT
- CHAPTER 2.225. - RU-5 RURAL ZONING DISTRICT
- CHAPTER 2.230. - RU-3.3 RURAL ZONING DISTRICT
- CHAPTER 2.235. - RU-2 RURAL ZONING DISTRICT
- CHAPTER 2.240. - RU-1.25 RURAL ZONING DISTRICT
- CHAPTER 2.245. - RU-C RURAL COMMERCIAL ZONING DISTRICT
- CHAPTER 2.250. - R-43 SINGLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.255. - R-35 SINGLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.260. - R-20 SINGLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.265. - R-12 SINGLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.270. - R-9 SINGLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.275. - R-7 SINGLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.280. - MD MIXED DWELLING ZONING DISTRICT
- CHAPTER 2.285. - MR MULTIPLE RESIDENCE ZONING DISTRICT
- CHAPTER 2.290. - AC-1 ACTIVITY CENTER ZONING DISTRICT
- CHAPTER 2.295. - AC-2 ACTIVITY CENTER ZONING DISTRICT
- CHAPTER 2.300. - AC-3 ACTIVITY CENTER ZONING DISTRICT
- CHAPTER 2.305. - O-1 MINOR OFFICE ZONING DISTRICT
- CHAPTER 2.310. - O-2 GENERAL OFFICE ZONING DISTRICT
- CHAPTER 2.315. - C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT
- CHAPTER 2.320. - C-2 COMMUNITY COMMERCIAL ZONING DISTRICT
- CHAPTER 2.325. - C-3 GENERAL COMMERCIAL ZONING DISTRICT
- CHAPTER 2.330. - I-1 INDUSTRIAL BUFFER ZONING DISTRICT
- CHAPTER 2.335. - I-2 LIGHT INDUSTRIAL AND WAREHOUSE ZONING DISTRICT
- CHAPTER 2.340. - I-3 INDUSTRIAL ZONING DISTRICT
- CHAPTER 2.345. - MH-8 MANUFACTURED HOME ZONING DISTRICT
- CHAPTER 2.350. - MHP-435 MANUFACTURED HOME PARK ZONING DISTRICT
- CHAPTER 2.355. - PM/RVP-435 PARK MODEL/RECREATIONAL VEHICLE PARK ZONING DISTRICT

- **CHAPTER 2.360. - MULTI-PURPOSE COMMUNITY MASTER PLAN (MP-CMP) ZONING DISTRICT**
- **APPENDIX. - SIGN REVIEW COMMITTEE EVALUATION SHEET FOR PCDSC 2.145.150**
- adding new chapters for the new zoning district classifications and establishing the uses, standards and requirements for each zoning district; and
- adding design manuals, development guidelines, integrating digital technology into processes;
- converting zoning districts adopted prior to 2012 to their equivalent zoning classifications adopted after 2012
- to make any other amendments deemed necessary during the amendment process to meet the current needs of the 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 continued. Signs and County staff will direct interested individuals to the Historic Courthouse.**