



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

Regular Meeting

9:00 a.m.

Thursday, September 15, 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. DUE TO LACK OF QUORUM, THE FOLLOWING ITEMS WERE NOT HEARD ON AUGUST 18, 2022 AND PER REQUEST OF THE APPLICANT, THEY WILL NOT BE HEARD TODAY.**
 - A. PZ-PA-025-21, PZ-050-21, PZ-PD-050-21**
 - B. PZ-010-22, PZ-PD-010-22**

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.

MAJOR COMPREHENSIVE PLAN AMENDMENT CASES:

- 6. PZ-PA-006-22–PUBLIC HEARING/ACTION:** LeSueur Investments HA1070 LLC, Eloy 660, LLC, Ben Fatto Limited Partnership LLC, Piemonteis Direct, LLC, Viel Gluck, LLC landowner/applicant, Pattern Solar & Storage Development LLC., Amy Smolen, agent, requesting approval of a Major Comprehensive Plan Amendment to the **2019 Pinal County Comprehensive Plan** to re-designate 923 ± acres from **MLDR (Moderate Low Density Residential) and Employment to Green Energy Production** for a photovoltaic Solar Power Plant, situated in Section 01, Section 28, Section 32, Section 33, T06S, R08E, G&SRB&M, tax parcels 401-42-009A, 401-42-009B, 401-46-0010, 401-46-0030, 401-47-0010, 401-47-0020, 401-47-0030, 401-47-0040, 401-47-0050, and 401-47-0060 (legal on file), located at south-west intersection of E Highway 287 and S Highway 87 in the unincorporated Pinal County.
- 7. PZ-PA-007-22–PUBLIC HEARING/ACTION:** The Church of Jesus Christ of Latter-day Saints, landowner, Aurora Solar LLC.(a subsidiary of Avangrid Renewables LLC), Kristen Goland, applicant, requesting approval of a Major Comprehensive Plan Amendment to the **2019 Pinal County Comprehensive Plan** to re-designate 888.06 ± acres from **MLDR (Moderate Low Density Residential) and Recreation/Conservation to Green Energy Production and Recreation/Conservation** for a photovoltaic Solar Power Plant, situated in Section 20, Section 10, T5S, R08E G&SRB&M, tax parcels 209-03-001, 209-03-002, 209-02-001, 209-02-002, and 209-02-005, (legal on file), located half a mile north of the City of Coolidge adjacent to the Town of Florence in the unincorporated Pinal County.

8. **PZ-PA-008-22–PUBLIC HEARING/ACTION:** Pinal County, requesting approval of a Major Comprehensive Plan Amendment to the 2019 **Pinal County Comprehensive Plan** to allow for the **creation of a Military Compatibility Chapter for the Pinal County Compatible Use Implementation** and to apply accompanying updates to the Plan’s minor Comprehensive plan amendment regulations. The proposed amendment, Military Compatibility - Chapter 10, will address military and community compatibility planning and long-term sustainability of military operations at all Pinal County AZARNG training facilities and operational areas.
9. **PZ-PA-009-22–PUBLIC HEARING/ACTION:** Pinal County, requesting approval of a Major Comprehensive Plan Amendment to the 2019 Pinal County Comprehensive Plan to allow for the **creation of a “Special District” land use classification** for Arizona State Trust lands and to apply accompanying updates to the Plan’s minor comprehensive plan amendment regulations.
10. **PZ-PA-011-22–PUBLIC HEARING/ACTION:** Pinal County, requesting approval of a Major Comprehensive Plan Amendment to the 2019 Pinal County Comprehensive Plan to amend the **text of Chapter 7, Environmental Stewardship, Subsection Energy**. The proposed amendment will modify the referenced chapter by modifying goals objectives and policies relating to Green Energy applications at different installation scales and will incorporate wind energy into the Pinal County Comprehensive Plan.

ITEMS 11 & 12 WILL BE DISCUSSED TOGETHER

11. **PZ-PD-048-21 – PUBLIC HEARING/ACTION:** W. Holdings, landowners, Chris Webb with Rose Law Group PC, applicant/agent, requesting approval of an amendment of Planned Area Development (PAD) Overlay District (PZ-PD-020-04) for **Removal/Severance** of 160.25± acres from the overall 612.83± acres of Bella Vista 23, and amend the development Standards and development plan for the remaining 452.58± acres of PZ-PD-020-40 (Bella Vista), situated in Section 23, T3SR8E, G&SRB&M, (legal on file), Tax parcels 210-23-001N, 001Q, 001R, 001J & 001S, located at the SWC of Bella Vista Road and Quail Run Lane in San Tan Valley area of Pinal County.
12. **PZ-043-22 – PUBLIC HEARING/ACTION:** W. Holdings, landowners, Chris Webb with Rose Law Group PC, , applicant/agent, requesting approval of the rezoning of 452.58± acres from Single Residence (CR-3) Zone to Single Residence R-7 Zone PAD to allow for development standards for residential development, situated in Section 23, T3SR8E, G&SRB&M, (legal on file), Tax parcels 210-23-001N, 001Q, 001R, 001J & 001S, located at the SWC of Bella Vista Road and Quail Run Lane in San Tan Valley area of Pinal County.

ITEMS 13 & 14 WILL BE DISCUSSED TOGETHER

13. **PZ-049-21- PUBLIC HEARING/ACTION:** W. Holdings, landowners, Chris Webb with Rose Law Group PC on behalf of Fulton Homes, applicant/agent, requesting approval of the rezoning of 160.25± acres from **Single Residence (CR-3) Zone** to **Single Residence (R-7) Zone** to allow for development standards for residential development, situated in Section 23, T3SR8E, G&SRB&M, (legal on file), tax parcels 210-23-001Q, 001R & 001S, located at the SWC of Bella Vista Road and Quail Run Lane in San Tan Valley area of Pinal County.

14. **PZ-PD-049-21- PUBLIC HEARING/ACTION:** W. Holdings, landowners, Chris Webb with Rose Law Group PC on behalf of Fulton Homes , applicant/agent, requesting approval for a **Planned Area Development** for Fulton Homes “Terra Linda”, 160.25± acres to allow for a residential development, situated in Section 23, T3SR8E, G&SRB&M, (legal on file), tax parcels 210-23-001Q, 001R & 001S, located at the SWC of Bella Vista Road and Quail Run Lane in San Tan Valley area of Pinal County.

ITEMS 15 & 16 WILL BE DISCUSSED TOGETHER

15. **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.
16. **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.

WORKSESSION:

AGENDA ITEMS 18 & 19 WILL BE DISCUSSED TOGETHER

17. **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.
18. **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:

19. **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.**