



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

**Regular Meeting**

9:00 a.m.

Thursday, October 20, 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**

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|-----------------------|----------------------------|
| ( ) 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. Request for Planning and Zoning Commission Special Meeting on November 10, 2022 or other such date 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.

**TENTATIVE PLATS:**

4. **S-064-21 – ACTION:** W Holdings, landowner, Sunrise Engineering, engineer, requesting approval of a tentative plat for **Bella Vista Farms Unit 3** for 595 lots and tracts A - Z, on a 180.14 ± acre parcel in the CR-3/PAD (**PZ-012-11, PZ-PD-012-11**) zone, tax parcels 210-14-0020, 210-14-001B, 210-15-001A, 210-14-001A, 210-15-004B, a portion of Sections 14 and 15, Township 3 South, Range 8 East, G&SRB&M, (located northwest of Quail Run Ln and Bella Vista Rd, within the San Tan Valley area).
5. **S-065-21 – ACTION:** W Holdings, landowner, Sunrise Engineering, engineer, requesting approval of a tentative plat for **Bella Vista Farms Phase 2** for 794 lots and tracts DQ - FA, on a 63.85 ± acre parcel in the CR-2/PAD and 150.23± acre parcel in the CR-2/PAD (**PZ-012-11, PZ-PD-012-11**) zone, tax parcels 210-15-001A, and portions of tax parcels 210-14-001A, 210-14-001B, and 210-14-0020 in portion of Sections 14 and 15, Township 3 South, Range 8 East, G&SRB&M, (located northwest of Quail Run Ln and Bella Vista Rd, within the San Tan Valley area).
6. **S-066-21 – ACTION:** W Holdings, landowner, Sunrise Engineering, engineer, requesting approval of a tentative plat for **Bella Vista Farms Unit 3** for 452 lots and tracts DQ - FA, on a 109.24 ± acre parcel in the CR-3/PAD (**PZ-012-11, PZ-PD-012-11**) zone, tax parcels 210-14-0020, 210-14-001B, 210-15-001A, 210-14-001A, 210-15-004B, a portion of Sections 14 and 15, Township 3 South, Range 8 East, G&SRB&M, (located northwest of Quail Run Ln and Bella Vista Rd, within the San Tan Valley area).
7. **S-031-22 – ACTION:** LDR-SWC Hunt Hwy & GC, L.L.C., landowner, Bowman Engineering, engineer, requesting approval of a tentative plat for **SWC Hunt Highway & Golf Club Drive** for 2 lots on a 17.63 ± acre parcel in the CB-1 (**PZ-PD-010-17**) zone, tax parcel 210-20-006B, a portion of Sections 19 and 20, Township 3 South, Range 8 East, G&SRB&M, (located southwest of Golf Club Dr and Hunt Hwy, within the San Tan Valley area).

**NEW CASES:**

8. **PZ-026-22 – PUBLIC HEARING/ACTION:** Max Dewitt, landowner and Jason Sanks/Iplan Consulting, applicant/agent, requesting approval of a rezoning from **GR (General Rural) to RU-10, (Rural Zoning District)**, to allow a Guest Ranch operation, on 72.93± acres of land, situated in a portion of Sections 17 & 18, Township 5 South, Range 12 East of G&SRB&M, tax parcels 301460030, and 30146002A, and located approximately 9 miles southeast of the incorporated Town of Florence, about 1.6 miles north of East Florence Kelvin Highway, and about .25 miles west of North Cochran Road in the unincorporated area of Pinal County.

**CALL TO THE COMMISSION:**

9. **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.**