



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

Special Meeting

9:00 a.m.

Thursday, July 14, 2022

PINAL COUNTY ADMINISTRATIVE COMPLEX
Community Development Building, Ocotillo Room*
85 N. FLORENCE 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:

COMMUNITY DEVELOPMENT
Planning Division

WORKSESSION:**AGENDA ITEMS 2 & 3 WILL BE DISCUSSED TOGETHER**

2. **PZ-C-001-22 – Work-session:** in accordance with A.R.S. § 11-802 and 11-806 and the PCDSC 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.

3. **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
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- 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:

4. **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, 85 N. Florence 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 Community Development Building, Ocotillio Room.**

PZ-C-005-21, PZ-C-001-22

MEETING DATE: July 14, 2022

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: PZ-C-005-21 & PZ-C-001-22 (*Zoning Ordinance Title 2, Minor Land Division, Subdivision Regulations, Engineering Guidelines and Design Guidelines Update work-session*)

CASE COORDINATOR: Steve Abraham

Executive Summary:

This is a regulations amendment (MLD, Subdivision Code Amendment) that amends Title 3, & 4 of the PCDC. The amendment pertains to multiple Sections of Title 3 & 4, the Adopted Engineering Guidelines and proposes to adopt new development design guidelines and is the culmination of over 10 years of requested amendments. It is being proposed because the last major update was in 2012. This amendment will affect all properties in unincorporated Pinal County.

And

This is a zoning regulations amendment (Zoning Code Amendment) that substantially amends Title 2 (Zoning Ordinance) of the PCDC. The amendment pertains to multiple Sections of the entire zoning ordinance and is the culmination of over 10 years of requested amendments. It is being proposed because the last major update was in 2012. This zoning ordinance amendment will affect all properties in unincorporated Pinal County.

Today's discuss on several points of discussion that the Commission identified during the review of Modules 1-5

REQUESTED ACTION & PURPOSE:

PZ-C-005-21 – Work-session: in accordance with A.R.S. § 11-813(D) and PCDC 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:

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- Adding new chapters to address submittal requirements processing and criteria for approval of Minor Land Divisions
- Amending the Engineering Guidelines for sub-division improvements and associates public infrastructure
- Adopting design guidelines to address Residential Commercial industrial multifamily and civic uses in Pinal County
- to make any other amendments deemed necessary during the amendment process to meet the current needs of the county.

HISTORY/ANALYSIS: The current zoning ordinance was adopted in 2012, prior to that the most substantial ordinance update occurred in 2008. Over the ten years, changes in development trends, Court cases, State and Federal Legislation, issues arising from enforcement, interpretations from both the Board of Adjustment and Community Development Director, and development desires from the Board of Supervisors have all contributed to the substantial amendment proposed today.

The adoption process will break the ordinance amendments down into smaller “modules” for Commission analysis rather than attempt to go through the whole Code line by line. Staff intends to present the modules in a series of work sessions, one on one’s and group review (not a quorum) to answer any questions that may arise.

And Although a Commission initiation is not required for Title 4 (Minor Land Divisions) and Title 3 Staff will be partnering an amendment with this discussion as another module. Amendments to title 4 and title 3 will be adopted as a separate item.

Today’s discussion will focus on topics identified by the Commission and staff suggested changes during the review of Modules 1-5 and are roughly identified below:

Zoning Ordinance Topics:

Topics requiring Commission consensus before advertisement:

- Today’s topics will focus on topics 4-7. Items in strike through have been discussed by the Commission

- ~~1. Plan for conversion: discuss methods administrative/versus BOA.~~
- ~~2. BOA must grant variance for non-conformity caused by conversion (Bulk requirements only) no time limit.~~
- ~~3. Ensure PAD adopted prior to 2012 can still develop.~~
4. Double check word group homes used through change to new language
5. No limit on group home occupation (explain)
6. Definition of family
7. Definition of transitional living homes
- ~~8. Daycare if limits go away for group homes why have it for child care~~
- ~~9. Talk about business customers vs. day care kids vs. group homes~~
- ~~10. Doctor’s offices beyond home occupations in residential settings (Expand Home Occupation)~~
- ~~11. Medical Marijuana requested changes. Sheriff involvement (prevalence throughout county both Dispensaries and Grow Facilities.~~
- ~~12. Reduction of parking requirements (policy discussion)~~
- ~~13. Inoperable vehicles (commercial and residential, ATV’s & toy haulers)~~
- ~~14. RV’s as temporary housing (Where When How Long, permit requirements)~~
- ~~15. Lighting Compliance by date specific (AKA sunset clause)~~
- ~~16. Director can waive submittal requirements. (define parameters) re-zonings 2.166 & Site Plan~~
- ~~17. Delete BOS “shall” initiation of code amendments and Initiations.~~

Topics that require discussion & additional explanation from Staff:

- ~~18. Explain guest house/casita permitting standards.~~
- ~~19. Ensure 20-foot drive from Subdivision regulations is in the res design standards among other things~~
- ~~20. Call out when a TIA is required and when a TIS is required (Change in roadway LOS?)~~
- ~~21. Hog producing/Hog farm by SUP in all rural zoning categories (allow in industrial?) no slaughtering? (min 5 ac.)~~
- ~~22. Explain calculation of accessory building coverage in rural zones~~
- ~~23. Discussion Item & Note for Commission: McCartney lots we are not allowing construction on with septic even in subdivisions?~~
- ~~24. Explanation of the industrial zoning categories.~~
25. Manufactured homes date of install 25 years or newer. (Check with state Statute)
- ~~26. Open vs. closed construction (internal issue) how is it permitted?~~
27. Septic tanks on one acre, what about commercial uses, what if tank fails can it be replaced? Yes only if sewer lines aren't available.
- ~~28. Explain political signage (Covered under state statute)~~
- ~~29. Define "Grand opening" how long, permitting(Commission wanted to discussion time frames) required (45 day permit one per year when conditions are met)~~
- ~~30. 3 mins limit for motion sensor lighting~~
- ~~31. Clarification on special events what constitutes a special event~~

Items 4-7: Group Homes, family residential living arrangements:**2.150.200 Residential Care Homes and Group Care Homes.**

To permit the establishment of Residential Care Homes and Group Care Homes in residential neighborhoods, while preserving the residential character of the community.

A. Homes of six or fewer persons receiving care on a 24-hour-per-day basis shall be considered a single-family residence for the purposes of this title. The limitation of six or fewer persons does not include the operator or members of the operator's family or staff.

B. Residential Care Homes and Group Care Homes shall be permitted in the ~~SR, SR-1, SH, GR, GR-5, GR-10, CR-1A, CR-1, CR-2, CR-3, CR-4, CR-5, TR, MH,~~ RU-10, RU-5, RU-3.3, RU-2, RU-1.25, R-43, R-35, R-20, R-12, R-9, R-7, MD, AC-1, AC-2, and AC-3 zoning districts, subject to issuance of a use permit by the zoning inspector showing compliance with the requirements of this subsection.

C. Residential Care Home

1. The homeowner or authorized agent shall submit a completed Residential Care Home registration request and application as provided by the County. Staff will review the registration request and application materials for completeness and will approve, deny, approve with conditions, or issue comments to be addressed for subsequent review(s). While said application is under review, the subject

property shall be considered ‘reserved’ and may affect the ability for additional facilities of the same type to qualify based on spacing requirements. The Community Development Director, or designee, may determine if the ‘reserved’ status will affect applications of nearby properties on a case-by-case basis.

2. Residential Care Home applicants shall demonstrate compliance with applicable federal, state, and local regulations including, but not limited to fire safety, occupancy limits, and outdoor recreational provisions.

3. To minimize the potential for concentration of pseudo-commercial uses in residential areas, no Residential Care Home is located on a lot within one thousand two hundred (1,200) feet, measured by a straight line in any direction, from the lot line of another Residential Care Home.

4. If physical features such as arterial or collector streets, golf courses, public parks, or similar features exist between a proposed facility and an existing similar facility, then the Community Development Director, or designee, may determine that adequate spacing exists and therefore, satisfies the intent of the separation requirements;

5. Services offered by a Residential Care Home shall be offered exclusively to the residents of the facility.

6. Services requiring licensure by the State of Arizona shall not be provided in facilities which do not require licensure by the State or have not been properly licensed.

7. Exterior alterations to the residence that change its residential character of the building or the grounds shall be prohibited;

8. An administrative record of each Residential Care Home shall be maintained with the Planning Department. Residential Care Homes that have allowed federal or state licenses to lapse shall be deemed non-compliant and will be removed from the administrative record. To reinstate a Residential Care Home, the owner or authorized agent shall reinitiate the application and review process by filing a registration request, application, and all applicable fees for review and consideration. Refiling these materials does not guarantee approval.

9. The County reserves the right to revoke authorization to operate if it is demonstrated that a Residential Care Home cannot, or will not, operate in a manner that integrates with the existing community or operates in a manner that disrupts the residential character of the home or the community.

10. Applicants may request a Reasonable Accommodation for Residential Care Homes for persons with disabilities. The Community Development Director, or designee, shall review the request and prepare a written decision within 45 calendar days of application. The Community Development Director’s decision may include findings from interviews with applicants as well as other state and local agencies to ascertain or clarify information sufficiently to make the required decision. A granted Reasonable Accommodation shall confirm the following:

a. The applicant demonstrates that the proposed facility can and will operate as a traditional single-family home rather than an institutional or commercial use.

b. The applicant demonstrates that the proposed facility and/or its residents will not interfere with the community and will meet reasonable expectations of integration into the larger community.

c. The applicant demonstrates that the home will be operated in accordance with required state licensing to protect the health, safety, and welfare of the facility’s occupants.

d. The applicant demonstrates that the proposed facility in combination with any existing similar facilities will not alter the residential character of the surrounding neighborhood by concentrating community facilities on a block or in a neighborhood.

e. The applicant shall certify that the home will be in compliance with all applicable building and fire codes.

f. The applicant shall certify that the proposed facility will not create traffic or parking impacts, disproportionate impacts on water or sewer systems, or disproportionate impacts on public safety services.

- g. The applicant shall demonstrate that profitability or financial hardship of the owner/service provider of a facility shall not be the determining factor in the request for a Reasonable Accommodation.
- h. The applicant shall coordinate with the City to ensure that no more than two Residential Care Homes or Group Care Homes are located within one thousand two hundred (1,200) feet of the newly requested facility.
- i. The applicant shall demonstrate no past operational or community issues including, but not limited to, criminal activity by the operator, revocation of state or local licensing, or building code / fire safety violations.
11. Decisions made by the Community Development Director may be appealed to the Board of Adjustment. Appeal requests must be made in writing within 15 business days from the date of the decision.
12. Decisions made by the Community Development Directory may be rescinded should it be determined that the applicant or subsequent facility owner is unable or unwilling to maintain the basis for an affirmative decision. The Community Development Director shall prepare a written appeal to the Board of Adjustment requesting the previously issued Statement of Reasonable Accommodation be rescinded. The effect of a rescinded Statement of Reasonable Accommodation could include the initiation of a revocation of operational permits and permissions, reporting to state authorities, prevention of future Statements of Reasonable Accommodations for the owner or applicant of record, or the initiation of other corrective actions as deemed necessary to ensure compliance with the criteria contained herein.
- B. Group Care Home
1. The homeowner or authorized agent shall submit a completed Group Care Home registration request and application as provided by the County. Staff will review the registration request and application materials for completeness and will approve, deny, approve with conditions, or issue comments to be addressed for subsequent review(s). While said application is under review, the subject property shall be considered ‘reserved’ and may affect the ability for additional facilities of the same type to qualify based on spacing requirements. The Community Development Director, or designee, may determine if the ‘reserved’ status will affect applications of nearby properties on a case-by-case basis.
2. Group Care Home applicants shall demonstrate compliance with applicable federal, state, and local regulations including, but not limited to fire safety, occupancy limits, and outdoor recreational provisions.
3. To minimize the potential for concentration of pseudo-commercial uses in residential areas, no Group Care Home is located on a lot within one thousand two hundred (1,200) feet, measured by a straight line in any direction, from the lot line of another Group Care Home.
4. If physical features such as arterial or collector streets, golf courses, public parks, or similar features exist between a proposed facility and an existing similar facility, then the Community Development Director, or designee, may determine that adequate spacing exists and therefore, satisfies the intent of the separation requirements;
5. Services offered by a Group Care Home shall be offered exclusively to the residents of the facility.
6. Services requiring licensure by the State of Arizona shall not be provided in facilities which do not require licensure by the State or have not been properly licensed.
7. Exterior alterations to the residence that change its residential character of the building or the grounds shall be prohibited;
8. An administrative record of each Group Care Home shall be maintained with the Planning Department. Group Care Homes that have allowed federal or state licenses to lapse shall be deemed non-compliant and will be removed from the administrative record. To reinstate a Group Care Home, the owner or authorized agent shall reinitiate the application and review process by filing a registration request, application, and all applicable fees for review and consideration. Refiling these materials does not guarantee approval.
9. The County reserves the right to revoke authorization to operate if it is demonstrated that a Group Care Home cannot, or will not, operate in a manner that integrates with the existing community or operates in a manner that disrupts the residential character of the home or the community.

Item 25 Manufactured Homes installed; Age of Home exceptions:

- A. Pursuant to ARS 41-4048, A mobile home that is rehabilitated in accordance with rehabilitation rules adopted by the Arizona Department of Housing and receives a certificate, shall be deemed by the County to be acceptable for relocation into an existing mobile home park. This subsection does not apply to a person bringing a mobile home into this state as a tourist.

Module 5:

All seems reasonable, will await public involvement on all of module five for discussion. Preliminary discussion topics include: time frame for expiration of plats, design & engineering guidelines

The Following are suggested changes since the Commission initial review:

Of the changes since the initial review additional discussion and or code amendment text was desired by the Commission and will focus on items 5, 25 and 26. Items in strike through have been previously discussed and commission changes of any have been incorporated into the revision. Revise text as proposed by staff for the remaining items on the pages below.

- ~~1. Add Package plat to I-3 Define package plant:~~
- ~~2. Add language to 2.176.010 to allow PAD's to develop as previously approved before adoption date of this Ord.~~
- ~~3. 2.176.060, parking and lighting standards may be altered; add to 2.176.030~~
- ~~4. Add Current to 2.176.060: 3.35.010. Applicability and purpose. Through 3.35040~~
- ~~5. 2.176 B9 Tia vs. TIS add criteria for when TIS is required~~
- ~~6. Add general provision 2.150.290 Water conservation:~~
- ~~7. Septic tanks: 2.150310: to read only individual lots are over 1 acre can get septic delete B~~
- ~~8. 2.205 H Stealth designed facilities in nonresidential zones when a permitted use~~
- ~~9. Define corral~~
- ~~10. Define Dwelling unit: "Dwelling unit" means a room or suite of two or more rooms that is designed for or is occupied by a person or persons for living purposes and having its own self-contained cooking and sanitary facilities, within and accessible from inside of a building~~
- ~~11. Define road: synonymous with street~~
- ~~12. Rename Administrative setback reduction~~
- ~~13. 2.166B: add: in such case the rezoning if approved by the BOS shall become effective after the referendum period for the comp plan has expired, or if a referendum petition is filed, when the comprehensive plan amendment is successfully defended against the referendum.~~
- ~~14. 2.170 proposals must be decided upon by the BOS before the end of the calendar year in which the proposal is made.~~
- ~~15. 2.200 2. Optional Conceptual Pre-application Meeting. This meeting for the purpose of discussing applicant's development concept and requires minimal submittals minimal submittals which are a completed application and eight and one-half inch by 11 inch or 11 inch by 17 inch copies of the conceptual site.~~
- ~~16. 2.200 "required pre-application meeting: Upon completion of the pre-application meeting the CDD may waive the formal submittal process should upon examination of the submitted documents during the pre-application stage the goals objectives and purpose of this section can be fulfilled as part of a zoning clearance or other permitting process submittal.~~
- ~~17. Revise 2.200 Site Plan Review Development Guideline Manual. The planning and development department Community Development Department shall prepare a manual for the purpose of providing information and guidelines for review and design of site plans and displaying the forms for the various county application processes dealing with land use to aid the applicant and the county departments in reducing processing times and streamlining the review processes for multiple applications on a single development project. The planning~~

and development department Community Development Department may revise the forms, guidelines and timelines as needed. Such revisions are not amendments to this title and shall not effect any change in the title itself. This title governs over the manual.

18. ~~Add to enforcement: The Community Development Department may at its discretion prepare manuals for the purpose of providing information and guidelines for review of site plans, rezonings, Planned Area Developments and amendments thereto, zoning clearances and displaying the forms for the various county application processes dealing with land use to aid the applicant and the county departments. Development Department may revise the forms, guidelines and timelines as needed. Such revisions are not amendments to this title and shall not affect any change in the title itself. This title governs over the manual. The Community Development Director may at his/her discretion may conduct a public participation program to aid in the development of such manuals.~~
19. ~~Changes to Engineering manual as directed, will discuss in wrap up after Public Outreach.~~
20. ~~Add LED lights to streetlight standards, in Engineering guidelines~~
21. ~~Legal access definition (private recorded access)~~
22. ~~Shipping containers in all large lot residential zones~~
23. ~~Attached accessory buildings 2.150.140. Accessory building attached to main building.~~
24. ~~Park models as accessory uses in General Provisions.~~
25. ~~Winery/Tasting room in conjunction with AG use via SUP~~
26. ~~Veterinary clinic vs. Veterinary Hospital~~
27. ~~AC/DC converter stations I 3 zoning~~

Item 5: TIA vs. TIS:

2.176.240.C.4 A ~~preliminary~~ traffic impact assessment (TIA) report, prepared in accordance with selected ~~Arizona Department of Transportation~~ Pinal County standards guidelines, shall be included in the narrative report. A development or revision to an existing developed site that generates less than 100 peak hour trips may, if approved by the Pinal County Engineer, submit a Traffic Impact Statement (TIS) in lieu of Traffic Impact Analysis.

&

2.200.070.F.3.d. Copies of a traffic impact analysis (with additional copies as specified in the manual). A development or revision to an existing developed site that generates less than 100 peak hour trips may, if approved by the Pinal County Engineer, submit a Traffic Impact Statement (TIS) in lieu of Traffic Impact Analysis; and

Item 25 Winery in Conjunction with Agricultural Use:

Winery/Tasting room in conjunction with AG use via SUP:

Add Farm Winery, Craft Distillery and Microbrewery with Tasting Rooms (limited) to all rural zoning categories subject to provisions in Section 2.150.#####

Section 2.150.###J. Farm Winery, Craft Distillery and Microbrewery with Tasting Rooms (limited). When permitted by Special use permit Farm Winery, Craft Distillery and Microbrewery with Tasting Rooms shall meet the following minimum development standards:

1. Minimum Lot Area: Thirty-six (36) acres.
2. Minimum Lot Width: Three hundred fifty (350) feet.
3. Minimum Front Setback: Fifty (50) feet.
4. Minimum Side Setback Fifty (50) feet.
5. Minimum Rear Setback Fifty (50) feet.
6. Maximum Building Height: Thirty-five (35) feet.
7. Parking Standards: One parking space for each employee not living on-site and one space per 50 square feet of tasting room area. All driveways accessing the property and parking spaces shall be either paved or otherwise treated with a dust-free material such as gravel, chip seal or other material as approved by the Community Development Director.
8. Retail and wholesale sales of wine, distilled liquor and beer produced from products grown on site are permitted in accordance with State licensing requirements.
9. Ancillary sales of non-wine, distilled liquor or beer related products may be sold, provided they do not make up more than 25% of retail sales receipts.
10. Grapes used in wine production must be grown on-site.
11. Regularly scheduled bus tours are prohibited.
12. Food sales and food preparation that require a Commercial Kitchen as defined by the most recent edition of County's adopted Building Code are prohibited.
13. All signage must conform to Chapter 2.145 of the Pinal County Development Services Code.
14. Are considered a non-agricultural use and subject to the provisions of Chapter 2.200 Site plans and reviews

Date Prepared: 6/01/22 - sj