PINAL COUNTY
WIDE OPEN OPPORTUNITY

PINAL COUNTY BOARD OF SUPERVISORS
REGULAR SESSION
MINUTES
Wednesday, May 7, 2025
9:34 AM

BOARD OF SUPERVISORS

Chairman Stephen Q. Miller
Supervisor, District 3

Vice-Chairman Jeffrey McClure
Supervisor, District 4

Rich Vitiello
Supervisor, District 1

Mike Goodman
Supervisor, District 2

Jeff Serdy
Supervisor, District 5

PINAL COUNTY ADMINISTRATIVE COMPLEX
BOARD OF SUPERVISORS HEARING ROOM
135 N. PINAL STREET
FLORENCE, AZ 85132

All Presentations are attached to the Agenda at:
Click Here to View the Regular Session Agenda

and a Video Recording of this meeting can be viewed at:
Click Here to View Video Recording

Chairman Miller offered for the Invocation by PCSO Chaplin Donna Samoge and the pledge of allegiance by Supervisor Vitiello.

The Pinal County Board of Supervisors convened at 9:34 a.m. this date. The meeting was called to order by Chairman Miller.

Members Present: Chairman Stephen Q. Miller; Vice-Chairman Jeffrey McClure; Supervisor Rich Vitiello; Supervisor Mike Goodman; Supervisor Jeff Serdy

Staff Present: County Manager, Leo Lew; County Attorney, Brad Miller; Chief Civil Deputy County Attorney, Sherry Leckrone; Clerk of the Board, Natasha Kennedy; and Deputy Clerk of the Board, Kelsey Pickard

(1) County Manager's Report (Information Only). (Leo Lew)

Leo Lew, County Manager provided the following update(s); highlighted the new Learn and Earn Youth Summer Internship Program which was inspired by Supervisor Serdy and District #5 Staff, and highlighted the event held this past Saturday, presentation slide displayed.

Supervisor Serdy expressed pride in the program and spoke regarding the need for this annual event to support local youth.

Supervisor Miller thanked staff and is inspired by what this program can provide for our future leaders.

Item Action: Information Only

(2) Supervisor District update(s) regarding notable current or upcoming events concerning the district (Information Only). (Stephen Q. Miller)

Vice-Chairman McClure provided the following District #4 update(s): tomorrow is the Pinal County Police Officer Memorial Ceremony, to memorialize those officers who have lost their lives.

Supervisor Serdy provided the following District #5 update(s): stage two fire restrictions are in effect, please be careful.

Supervisor Goodman provided the following District #2 update(s): San Tan Valley Incorporation efforts were successful and will be placed on the ballot August 5th, and District #2 Town Hall Meeting is on May 29th at Central Arizona College at 6:00 p.m.

Item Action: Information Only

(3) Discussion and update(s) regarding the 2025 state and federal legislative session, including bills, budget proposals, committee hearings, and pending or proposed upcoming legislation requests from Board of Supervisor members, state or federal legislators, or their staff in attendance. (Stephen Q. Miller/Dana Lewis)

Chairman Miller provided the following legislative update(s): nothing to report at this time.

Garrett Glover, Elections Specialist appeared before the Board and provided the following legislative update(s): 115th day of session, 135 bills have been signed by the Governor, 87 bills vetoed marking the 2nd most vetoes in Arizona history, currently 222 bills have passed, and regarding Election-Related Legislation; State Bill 1581 signed, making adjustments to campaign finance reporting periods, and State Bill 1375 was vetoed.

Item Action: Information Only

9:42 a.m. – Chairman Miller announced Item 4 will be bypassed until the Sheriff's Office arrives and moved to Item 5.

9:48 a.m. – Chairman Miller returned to Item 4.

(4) Presentation to Recognize Chief Deputy Matthew Thomas, Pinal County Sheriff's Office, for His Dedicated Service and Contributions to Pinal County. (Ross Teeple)

Chairman Miller announced this item shall be moved to a future agenda to allow for Matthew Thomas to be present.

Item Action: Information Only

9:42 a.m. – Chairman Miller announced Item 4 will be bypassed until the Sheriff's Office arrives and moved to Item 5.

(5) Discussion/approval/disapproval of a proclamation declaring the week of May 11 through May 17, 2025, as "Economic Development Week" in Pinal County. (Joel Millman)

Joel Millman, Economic and Workforce Development Interim Director appeared before the Board and introduced the item.

Item Action: Approved the Final Economic Development Proclamation

Motion Made By: Supervisor McClure Seconded By: Supervisor Goodman

To approve the Final Economic Development Proclamation.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

Joel Millman read the "Economic Development Week" Proclamation into the Record.

9:48 a.m. – Chairman Miller returned to Item 4.

(6) Discussion/approval/disapproval of a proclamation declaring the week of May 18 through May 24, 2025, as "National Public Works Week" in Pinal County. (Celeste Garza/Joe Ortiz)

Celeste Garza, Development Services, Public Works Deputy Director appeared before the Board and introduced the item.

Item Action: Approved

Motion Made By: Supervisor Goodman Seconded By: Supervisor McClure

To approve a proclamation declaring the week of May 18 through May 24, 2025, as "National Public Works Week" in Pinal County.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

Joe Ortiz, Development Services Managing Director appeared before the Board and read the "National Public Works Week" Proclamation into the Record.

9:52 a.m. – Brad Miller, County Attorney joined the counsel table.

(7) Purchasing Division Report - May 7, 2025. (Angeline Woods)

Angeline Woods, Office of Budget and Finance Director appeared before the Board and presented.

Item Action: Approved the Purchasing Division Report as presented

Motion Made By: Supervisor McClure Seconded By: Supervisor Vitiello

To approve the Purchasing Division Report as presented.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

(8) CONSENT ITEMS:
All items indicated by an asterisk (*) will be handled by a single vote as part of the consent agenda, unless a Board Member, County Manager, or member of the public objects at the time the agenda item is called.

Chairman Miller asked if there were any requests from a Board Member, staff or the audience to remove any consent agenda items for discussion, there being none.

Item Action: Approved Consent Agenda Items A through O

Motion Made By: Supervisor Goodman Seconded By: Supervisor McClure

To approve Consent Agenda Items A through O.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

* A. Discussion/approval/disapproval of Minutes from April 2, 2025, Regular Meeting and April 4, 2025, Special Session Meeting of the Board of Supervisors. (Natasha Kennedy)

* B. Discussion/approval/disapproval of the current billings before the Board. (Natasha Kennedy)

* C. Discussion/approval/disapproval of the reappointment of the following two (2) Members at Large to the Air Quality Control Hearing Board:
    - David Waldron, Apache Junction, AZ 85278. Term of Service will be June 29, 2025, through June 28, 2028.
    - C. V. Mathai, Casa Grande, AZ 85194. Term of Service will be July 6, 2025, through July 5, 2028. (Natasha Kennedy)

* D. Discussion/approval/disapproval of the Tax Exemption Extension request received by the Assessor's Office for: Angela Sessler, Dixie Lee Hoerner, Robert A. Faitel, Janice Luckey, Mary K. Domke, Tyler Green, Jannifer McGhee, Rosalie Edwards, Corian Banks, Timothy Whitford, Allan E. Sherwood, and Gayle Winans to be allowed to file for widow/widowers and/or disabled persons or non-profit organization tax exemption. (Natasha Kennedy)

* E. Discussion/approval/disapproval of Award Agreement #1262 between the Petco Love Foundation and Pinal County Animal Care and Control, through the Pinal County Board of Supervisors beginning April 9, 2025, ending December 9, 2025, for $65,000. This grant will be used by Animal Care and Control to help pet owners with costs associated with spays/neuters or medical needs they cannot afford. This is at no cost to the County and all districts apply. (Audra Michael/MaryEllen Shepherd)

* F. Discussion/approval/disapproval of Resolution No. 050725-RD24-148 releasing Subdivision Improvement Performance Bond No. SU1177120, associated with Amarillo Creek Unit 1 Infrastructure, located in Section 17, Township 5 South, Range 3 East. Supervisor District #1. (RD24-148) (Christopher Wanamaker/Joe Ortiz)

* G. Discussion/approval/disapproval of a Final Plat for Borgata Unit 2. Supervisor Districts #1 and #2. (FP24-007) (Christopher Wanamaker/Joe Ortiz)

* H. Discussion/approval/disapproval of License to Use Right-of-Way from New Magma Irrigation & Drainage District (NMIDD) for the installation, operation and maintenance of roadway drainage improvements and crossings related to the San Tan Gateway – Landsea Homes development located on the southeast corner of Quail Run Road and Roberts Road in Section 12 of Township 3 South, Range 8 East. Supervisor District #2. (FL24-010) (Christopher Wanamaker/Joe Ortiz)

* I. Discussion/approval/disapproval of bid in the amount of $8,000 from Shawn and Amanda Petty, and authorization for conveyance through Quit Claim Deed for a portion of County owned right-of-way located in Section 31, Township 01 South, and Range 09 East. The sale is being made pursuant to A.R.S 28-7204, which grants preference to abutting parcel owners over all other offers. The Board previously approved Notice of Public Sale through Resolution No. 120722-RD22-045. Supervisor District #2. (RD24-150) (Celeste Garza/Joe Ortiz)

* J. Discussion/approval/disapproval of a Final Plat for Silver Cross-Parcel C. Supervisor District #4. (FP21-070) (Christopher Wanamaker/Joe Ortiz)

* K. Discussion/approval/disapproval of Resolution No. 050725-RD24-149 accepting Third Party Trust Assurance Agreement No. 60,588, associated with Heritage Estates, located in Section 7, Township 4 South, Range 9 East. Supervisor District #4. (RD24-149) (Christopher Wanamaker/Joe Ortiz)

* L. Discussion/approval/disapproval of Intergovernmental Agreement for Transfer of Firearms between Pinal County and the Town of Superior for the purpose of transferring ownership of ten (10) Glock Model 17 Pistols, from Pinal County on behalf of the Pinal County Sheriff's Office. The ten (10) Glock 17 Pistols will be purchased by the Town of Superior for the total sum of $10 ($1 per firearm). (Ross Teeple)

* M. Discussion/approval/disapproval for Chief Deputy Matthew Thomas Pinal 2, Badge #500 who will be retiring from the Pinal County Sheriff's Office (PCSO), effective May 17, 2025. Chief Thomas has requested that, in compliance with established precedence and protocol, he be permitted to purchase his PCSO issued duty weapon(s), identified as Glock 17 at $25, Sionics AR15 at $330, and Bantam II Suppressor at $330. Fair market value for the Glock 17 is approximately $420, Fair market value for the Sionics AR15 is $330, and Fair market value for the Bantam II Suppressor is $330. Purchase of issued weapon(s) upon retirement is also in compliance with A.R.S. 38-1115A which allows a law enforcement officer upon his/her retirement to purchase his/her issued weapon(s) at a price determined by the administrator of the agency. (Ross Teeple)

* N. Discussion/approval/disapproval of full exemption of 2020-2021 taxes pursuant to A.R.S. 42-18351.1 and A.R.S. 42-18352.D for parcel 502-47-006F7. Parcel is USA in Trust for Ak-Chin Indian Community and should be exempt. Assessor's has corrected 2022 taxes forward as applicable. Prior years require Board of Supervisors' approval for exemption. Supervisor District #1. (Diane Power/Michael McCord)

* O. Discussion/approval/disapproval of full exemption of 2020-2021 taxes pursuant to A.R.S. 42-18351.1 and A.R.S. 42-18352.D for parcel 502-47-00303. Parcel is USA in Trust for Ak-Chin Indian Community and should be exempt. Assessor's has corrected 2022 taxes forward as applicable. Prior years require Board of Supervisors' approval for exemption. Supervisor District #1. (Diane Power/Michael McCord)

(9) Meeting of the Pinal County Public Health Services District Board of Directors. (Merissa Mendoza/MaryEllen Sheppard)

Chairman Miller recessed the Pinal County Board of Supervisors Meeting and convened the Pinal County Public Health Services District Board of Directors Meeting.

Item Action: Convened into the Pinal County Public Health Services District Agenda

Chairman Miller adjourned the Pinal County Public Health Services District Board of Directors Meeting and reconvened the Pinal County Board of Supervisors Meeting.

(10) Call to the Public— A "call to the public" is the time period for members of the public to address the Board of Supervisors to provide public input relating to subject matter within the Board of Supervisors authority or jurisdiction. Those wishing to address the Board of Supervisors need not request permission in advance. Action taken as a result of public comment will be limited to directing staff to study the matter or rescheduling it for further consideration and decision at a later date.
Click Here for Call to the Public Guidelines

The following members of the public appeared before the Board and spoke:

- Regarding the importance of civic engagement regardless of differing viewpoints, and lacking communication with the Sheriff; Noel Reck, Eloy.
- Regarding constitutional and governance concerns, local and national economic uncertainties, the importance of civic engagement, and inquired regarding Supervisor Goodman's response from his previous Call to Public comment: Roberto Reveles, Gold Canyon.

Supervisor Goodman requested Mr. Reveles email him directly to allow for a response.

Item Action: Public Comments

(11) **Public Hearing** and discussion/approval/disapproval of the Federal Fiscal Year 2025 U.S. Department of Housing and Urban Development (HUD) Annual Action Plan and authorize the Chairman to sign the application documents once final allocations are provided by HUD. Match is estimated at $275,000. This grant will be used by the Office of Budget and Finance to complete a variety of projects including: housing rehabilitation, public facility improvements, affordable housing, administrative expenses including salaries for department staff, and projects within partnering community Eloy. (Heather Patel/Angeline Woods)

Heather Patel, Office of Budget and Finance, Grants Manager appeared before the Board and presented.

Discussion held regarding pending funding allocation, sHome Program and Emergency Solutions Grant Program match requirements, and affordable housing allocation by the following Board Members and Staff; Chairman Miller, Vice-Chairman McClure, Supervisor Vitiello, and Heather Patel.

Chairman Miller opened the Public Hearing, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time.

Roberto Reveles, Gold Canyon appeared before the Board and highlighted the critical nature of these funds for Pinal County's budget preparation, particularly in light of uncertain shared revenues and potential incorporation efforts like in San Tan Valley.

Heather Patel responded no assurances have been received at this point, and I have reached out to our representative in the Phoenix Office.

Chairman Miller closed the Public Hearing.

Item Action: Approved

Motion Made By: Supervisor Vitiello Seconded By: Supervisor McClure

To approve the Federal Fiscal Year 2025 U.S. Department of Housing and Urban Development (HUD) Annual Action Plan and authorize the Chairman to sign the application documents once final allocations are provided by HUD. Match is estimated at $275,000. This grant will be used by the Office of Budget and Finance to complete a variety of projects including: housing rehabilitation, public facility improvements, affordable housing, administrative expenses including salaries for department staff, and projects within partnering community Eloy.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

(12) **Public Hearing** and discussion/approval/disapproval of Resolution No. 2025-SUP-006-23, a Resolution approving case SUP-006-23; Jason Sanks, Applicant representing Ranelle Abbott, owner, requesting approval of a Special Use Permit on approximately 3.3± acres in the Suburban Ranch Zoning District (SR) to operate a commercial kennel, located at 50956 W Val Vista Rd, Maricopa, Arizona in unincorporated Pinal County, tax parcel 510-62-3010 (Legal on File). The Planning Commission recommended approval (10-0) of case SUP-006-23 with twelve (12) stipulations. (Staff requesting continuance to May 28, 2025 Regular Meeting) Supervisor District #1. (Patrick Zaia-Roberts/Brent Billingsley)

Patrick Zaia-Roberts, Senior Planner appeared before the Board and presented regarding the request to continue Item 12 to May 28, 2025, Board Meeting.

Chairman Miller opened the Public Hearing, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time, there being none. Chairman confirmed for the Record the Public Hearing will remain open.

Item Action: Continued to May 28, 2025, Board Meeting and the Public Hearing will remain open

Motion Made By: Supervisor Vitiello Seconded By: Supervisor McClure

To continue to May 28, 2025, Board Meeting and the Public Hearing will remain open.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

(13) **Public Hearing** and discussion/approval/disapproval of Resolution No. 2025-SUP-007-23, a Resolution approving case SUP-007-23; Jason Sanks, Applicant representing Ranelle Abbott, owner, requesting approval of a Special Use Permit on approximately 3.3± acres in the Suburban Ranch Zoning District (SR) to operate a commercial kennel, located at 49641 W. Jean Dr., Maricopa, Arizona in unincorporated Pinal County, tax parcel 510-63-0100 (Legal on File). The Planning Commission recommended approval (9-1) of case SUP-007-23 with twelve (12) stipulations. (Staff requesting continuance to May 28, 2025 Regular Meeting) Supervisor District #1. (Patrick Zaia-Roberts/Brent Billingsley)

Patrick Zaia-Roberts, Senior Planner appeared before the Board and presented regarding the request to continue Item 13 to May 28, 2025, Board Meeting.

Chairman Miller opened the Public Hearing, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time, there being none. Chairman confirmed for the Record the Public Hearing will remain open.

Item Action: Continued to May 28, 2025, Board Meeting and the Public Hearing will remain open

Motion Made By: Supervisor Vitiello Seconded By: Supervisor McClure

To continue to May 28, 2025, Board Meeting and the Public Hearing will remain open.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

(14) **Public Hearing** and discussion/approval/disapproval of Resolution No. 2025-SUP-016-24, a Resolution approving case SUP-016-24; Jon Mott, Owner/Applicant, requesting approval of a Special Use Permit on approximately 3.4± acres in the Suburban Ranch Zoning District (SR) to operate a commercial kennel, located at 39440 N. Kennedy Dr., San Tan Valley, Arizona in unincorporated Pinal County, tax parcel 104-26-0400 (Legal on File). The Planning Commission recommended approval (7-3) of case SUP-016-24 with twelve (12) stipulations. Supervisor District #2. (Patrick Zaia-Roberts/Brent Billingsley)

Patrick Zaia-Roberts, Senior Planner appeared before the Board and presented.

Discussion held regarding this project; current zoning and allowed uses, no current kennel license, sales tax, business license requirements, and comments received in opposition by the following Board Members and Staff; Chairman Miller, Vice-Chairman McClure, Supervisor Vitiello, Supervisor Goodman, Supervisor Serdy, and Patrick Zaia-Roberts.

Jon Mott, Owner/Applicant appeared before the Board and presented.

Further discussion held regarding this project; sales tax applicability, farming and compliance requirements, annual taxes all monies are claimed with the IRS, Covenants, Conditions, and Restrictions (CC&Rs) and enforcement, stipulations, civil action, and how to proceed by the following Board Members, Staff, and Applicant; Chairman Miller, Vice-Chairman McClure, Supervisor Vitiello, Supervisor Goodman, Supervisor Serdy, Patrick Zaia-Roberts, and Jon Mott.

Brad Miller, County Attorney appeared before the Board and advised if the Board would like legal advice regarding the pending civil litigation the recommendation is to convene into Executive Session.

Vice-Chairman McClure requested to convene into Executive Session for legal advice.

Motion Made By: Supervisor McClure Seconded By: Supervisor Vitiello

To convene into Executive Session.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

11:06 a.m. - Chairman Miller recessed Executive Session, Leo Lew, County Manager did not return to the dais.

Chairman Miller opened the Public Hearing, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time.

The following members of the public appeared before the Board and spoke:

- In Opposition; Liz Johnson, San Tan Valley; Rebecca Thuer, San Tan Valley; Ayla Linder, San Tan Valley on behalf of her father Mark Linder; and Mike Hedrick, San Tan Valley representing Rebecca Thuer and Mark Linder in the pending civil lawsuits in Pinal County.

11:10 a.m. - Leo Lew, County Manager returned to the dais.

Chairman Miller closed the Public Hearing.

Supervisor Goodman expressed a sympathetic stance towards the Mott's situation and a willingness to consider the special use permit.

Further discussion held regarding this project; special use permit, traffic, and how to proceed by the following Board Members, and Applicant: Chairman Miller, Supervisor Goodman, and Jon Mott.

Item Action: Approved as presented with 12 Stipulations

Motion Made By: Supervisor Goodman Seconded By: Supervisor McClure

To approve Resolution No. 2025-SUP-016-24, a Resolution approving case SUP-016-24; Jon Mott, Owner/Applicant, requesting approval of a Special Use Permit on approximately 3.4± acres in the Suburban Ranch Zoning District (SR) to operate a commercial kennel, located at 39440 N. Kennedy Dr., San Tan Valley, Arizona in unincorporated Pinal County, tax parcel 104-26-0400 (Legal on File). The Planning Commission recommended approval (7-3) of case SUP-016-24 with twelve (12) stipulations.

Motion Passed

Ayes: Goodman, McClure, Miller (3)

Nays: Serdy, Vitiello (2)

(15) **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-027-24, an Ordinance approving case PZ-027-24; Trekell and I-8 Owners LLC, landowner, Garrett Aldrete - The Planning Center, agent/applicant, requesting approval of a rezone from General Rural Zoning (GR), Manufactured Home Zoning (MH), and General Business Zoning (CB-2) to Light Industrial and Warehouse Zoning (I-2) on approximately 43.77± acres to develop an industrial complex, located at the northeast corner of US Interstate 8 and S. Trekell Road west of Casa Grande in unincorporated Pinal County, tax parcels 511-28-007D, 511-28-007C, and 511-28-008A (Legal on file). The Planning Commission recommended approval (10-0) of case PZ-027-24 with one (1) stipulation. Supervisor District #3. (Patrick Zaia-Roberts/Brent Billingsley)

Chairman Miller announced Items 15 and 16 will be discussed together.

Patrick Zaia-Roberts, Senior Planner appeared before the Board and presented.

11:30 a.m. – Brad Miller, County Attorney left the meeting.

Garrett Aldrete, The Planning Center, Applicant Representative appeared before the Board and presented.

Chairman Miller spoke in support of this projects approach and opened the Collective Public Hearing for Items 15, and 16, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time, there being none, Chairman closed the Collective Public Hearing.

Item Action: Approved as presented with 1 Stipulation

Motion Made By: Supervisor McClure Seconded By: Supervisor Serdy

To approve Ordinance No. 2025-PZ-027-24, an Ordinance approving case PZ-027-24; Trekell and I-8 Owners LLC, landowner, Garrett Aldrete - The Planning Center, agent/applicant, requesting approval of a rezone from General Rural Zoning (GR), Manufactured Home Zoning (MH), and General Business Zoning (CB-2) to Light Industrial and Warehouse Zoning (I-2) on approximately 43.77± acres to develop an industrial complex, located at the northeast corner of US Interstate 8 and S. Trekell Road west of Casa Grande in unincorporated Pinal County, tax parcels 511-28-007D, 511-28-007C, and 511-28-008A (Legal on file). The Planning Commission recommended approval (10-0) of case PZ-027-24 with one (1) stipulation.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

(16) **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-PD-017-24, an Ordinance approving case PZ-PD-017-24; Trekell and I-8 Owners LLC, landowner, Garrett Aldrete - The Planning Center, agent/applicant, requesting approval of a Planned Area Development Overlay district on approximately 43.77± acres to develop an industrial complex, located at the northeast corner of US Interstate 8 and S. Trekell Road west of Casa Grande in unincorporated Pinal County, tax parcels 511-28-007D, 511-28-007C, and 511-28-008A (Legal on file). The Planning Commission recommended approval (10-0) of case PZ-PD-017-24 with eleven (11) stipulations. Supervisor District #3. (Patrick Zaia-Roberts/Brent Billingsley)

Discussion and Collective Public Hearing held under Item 15.

Item Action: Approved as presented with 11 Stipulations

Motion Made By: Supervisor McClure Seconded By: Supervisor Goodman

To approve Ordinance No. 2025-PZ-PD-017-24, an Ordinance approving case PZ-PD-017-24; Trekell and I-8 Owners LLC, landowner, Garrett Aldrete - The Planning Center, agent/applicant, requesting approval of a Planned Area Development Overlay district on approximately 43.77± acres to develop an industrial complex, located at the northeast corner of US Interstate 8 and S. Trekell Road west of Casa Grande in unincorporated Pinal County, tax parcels 511-28-007D, 511-28-007C, and 511-28-008A (Legal on file). The Planning Commission recommended approval (10-0) of case PZ-PD-017-24 with eleven (11) stipulations.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

(17) **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-029-24, an Ordinance approving case PZ-029-24; JSH TIME LLC, landowner, Pew and Lake PLC, agent/applicant, requesting approval of a rezone from Single Residence Zone (CR-1) to Single Residence Zone (R-9) on approximately 18.89± acres to develop and allow platting of 44 single family residential lots, located at the southeast corner of E. Cloudview Ave. and S. Superstition Mountain Drive in Gold Canyon, unincorporated Pinal County, tax parcel 104-50-0210 (Legal on file). The Planning Commission recommended approval (10-0) of case PZ-029-24. Supervisor District #5. (Patrick Zaia-Roberts/Brent Billingsley)

Chairman Miller announced Items 17 and 18 will be discussed together.

Patrick Zaia-Roberts, Senior Planner appeared before the Board and presented.

Discussion held regarding this project; water pressure by the following Board Member and Staff; Chairman Miller and Patrick Zaia-Robets.

Sean Lake, Applicant Representative on behalf of Camelot Homes appeared before the Board and presented.

Further discussion held regarding this project; home cost, club house, and stipulations by the following Board Members, Staff, and Applicant Representative; Vice-Chairman Jeffrey McClure, Supervisor Vitiello, Supervisor Serdy, Patrick Zaia-Roberts, and Sean Lake.

Chairman Miller opened the Collective Public Hearing for Items 17, and 18, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time.

Roberto Reveles, Gold Canyon appeared before the Board and spoke in favor of this project and the stipulations to preserve the natural vegetation and washes.

Chairman Miller closed the Collective Public Hearing.

Item Action: Approved as presented

Motion Made By: Supervisor McClure Seconded By: Supervisor Serdy

To approve Ordinance No. 2025-PZ-029-24, an Ordinance approving case PZ-029-24; JSH TIME LLC, landowner, Pew and Lake PLC, agent/applicant, requesting approval of a rezone from Single Residence Zone (CR-1) to Single Residence Zone (R-9) on approximately 18.89± acres to develop and allow platting of 44 single family residential lots, located at the southeast corner of E. Cloudview Ave. and S. Superstition Mountain Drive in Gold Canyon, unincorporated Pinal County, tax parcel 104-50-0210 (Legal on file). The Planning Commission recommended approval (10-0) of case PZ-029-24, as presented.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

(18) **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-PD-019-24, an Ordinance approving case PZ-PD-019-24; JSH TIME LLC, landowner, Pew and Lake PLC, agent/applicant, requesting approval of a Planned Area Development Overlay District, to apply modified development standards to the Single Residence Zone (R-9) on approximately18.89± acres to develop and allow platting of 44 single family residential lots, located at the southeast corner of E. Cloudview Ave. and S. Superstition Mountain Drive in Gold Canyon, unincorporated Pinal County, tax parcel 104-50-0210 (Legal on file). The Planning Commission recommended approval (10-0) of case PZ-PD-019-24 with five (5) stipulations. Supervisor District #5. (Patrick Zaia- Roberts/Brent Billingsley)

Discussion and Collective Public Hearing held under Item 17.

Item Action: Approved as presented with 5 Stipulations

Motion Made By: Supervisor McClure Seconded By: Supervisor Serdy

To approve Ordinance No. 2025-PZ-PD-019-24, an Ordinance approving case PZ-PD-019-24; JSH TIME LLC, landowner, Pew and Lake PLC, agent/applicant, requesting approval of a Planned Area Development Overlay District, to apply modified development standards to the Single Residence Zone (R-9) on approximately18.89± acres to develop and allow platting of 44 single family residential lots, located at the southeast corner of E. Cloudview Ave. and S. Superstition Mountain Drive in Gold Canyon, unincorporated Pinal County, tax parcel 104-50-0210 (Legal on file). The Planning Commission recommended approval (10-0) of case PZ-PD-019-24 with five (5) stipulations.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

(19) Executive Session pursuant to A.R.S. 38-431.03(A)(3) for legal advice and to provide options to the Board of Supervisors regarding annual reports and financial reviews of Special Districts as provided in A.R.S. 48-251 and A.R.S. 48-253. (Brad Miller/Stephen Q. Miller)

Chairman Miller reconvened Executive Session.

12:09 p.m. - Leo Lew, County Manager, and Sherry Leckrone, Chief Civil Deputy County Attorney did not return following Executive Session.

Item Action: Adjourned Executive Session

Motion Made By: Supervisor McClure Seconded By: Supervisor Goodman

To adjourn Executive Session.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

12:09 p.m. – Chairman Miller adjourned the May 7, 2025, Regular Meeting of the Board of Supervisors.

PINAL COUNTY BOARD OF SUPERVISORS

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Stephen Q. Miller, Chairman

ATTEST:

_____

Natasha Kennedy, Clerk of the Board

Minutes Prepared By: Kelsey Pickard, Deputy Clerk of the Board

Approval of Minutes: May 28, 2025