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PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 252269)

Regular Meeting
9:00 a.m.
Thursday, December 19, 2024

Pinal County Administrative Complex
Emergency Operations Center
85 North Florence Street, Florence, Arizona

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PINAL COUNTY, ARIZONA

1 MENNENGA: Okay, good morning everyone, and welcome
2 everyone to the Pinal County Planning and Zoning Commission
3 meeting for December 19, 2024. Last one of the year, I guess.
4 So, roll call, please.

5 BILLINGSLEY: Yes sir, Mr. Chairman. Member Pranzo.
6 Member Pranzo contacted me and said that he would be absent,
7 he's feeling under the weather. Member Mooney.

8 MOONEY: Present.

9 BILLINGSLEY: Member Davila, I believe is joining us
10 by audio. Is that correct? I need him to say yes.

11 DAVILA: Can you hear me?

12 BILLINGSLEY: Yes, I just heard you. Are you
13 present, Mr. Davila?

14 DAVILA: I'm here, yes.

15 BILLINGSLEY: Thank you. Commissioner Schnepf.

16 SCHNEPF: Present.

17 BILLINGSLEY: Commissioner Lizarraga.

18 LIZARRAGA: Present.

19 BILLINGSLEY: Commissioner Keller.

20 KELLER: Present.

21 BILLINGSLEY: Commissioner Hartman is absent today,
22 he notified us ahead of time. Commissioner Del Cotto.

23 DEL COTTO: Here.

24 BILLINGSLEY: Vice Chair Klob.

25 KLOB: Here.

1 BILLINGSLEY: Chairman Mennenga.

2 MENNENGA: Here.

3 BILLINGSLEY: Mr. Chairman, we have a quorum.

4 MENNENGA: Thank you. Planning Manager Report.

5 KRAUSS: Mr. Chairman, we have a very busy meeting
6 in January, January 16th. We have a public hearing on the San
7 Tan Urban Core Zoning, which is about 3,200 acres in the heart
8 of the San Tan area that's proposed for entitlement they
9 included in the incorporation petition that's currently being
10 circulated. It's a development plan that we've been working
11 jointly with the Arizona Land Office, as well as our two
12 consultant - our consultant team, which includes Wood, Patel
13 and Swaback. So that'll be a busy meeting. And we also have
14 the release of the zoning ordinance update that Todd and Brent
15 have been working on for several months. So I'll turn it over
16 to Todd, he'll give you sort of some background about that.

17 WILLIAMS: All right, well thank you, Harvey. Todd
18 Williams, Deputy Director, Community Development. As Harvey
19 mentioned, and obviously this team has been a massive part of
20 this, we've had many work sessions and we're kind of finally
21 moving to the next stage in the process. So on the way to
22 work this morning, I stopped to pick up the *Casa Grande*
23 *Dispatch*. We have our full page ad out there now. So what
24 this is, is a notice of availability of the public review
25 draft. What we are planning on doing is we're publishing it

1 today, next Thursday and the following Thursday, and all it's
2 saying is be ready, it's coming, it's coming. And then after
3 the January 16th meeting, once Planning and Zoning kind of
4 gives permission for that to go out to the public, we will
5 then make that information available to the public. One of
6 the things we have done with this ad, and if you want to take
7 your phones out there's a QR code on there, you can go to the
8 website. We've set up a website which right now has all of
9 that same information, but that is going to be a resource that
10 we're going to use with the zoning code comments that do come
11 in. One of the things we have decided to do, so it's easier
12 for staff to manage, is to have that webpage as essentially a
13 central repository. So we're trying to direct everybody to go
14 to that webpage link and then they'll have the ability with a
15 form to kind of provide their comments there. We do expect we
16 may get the odd ones that may kind of send it other methods,
17 but what we're trying to do is just centralize it and have all
18 the relevant information there. There is a video which our
19 communications team shot with Brent, that is going to be
20 posted on the webpage. It's not there just yet, but we do
21 expect it will probably be up possibly later today or early
22 next week. You will start seeing a concerted effort where
23 there will be social media at different stages as we move
24 forward, but essentially the key dates on there are January
25 16th, once Planning and Zoning blesses this to move forward to

1 the public comment review. We will then have it available
2 until April 15, 2025, and then obviously that's when a lot of
3 the real work begins. We'll have to take those comments, work
4 on it from the staff side and we'll bring it back to the
5 Commission and we'll have work sessions as needed and kind of
6 build from there.

7 BILLINGSLEY: Mr. Chairman, Commissioners, the video
8 is my holiday present to all of you. Feel free to make fun of
9 me and jab me about it, but I hope it delivers the message.
10 Give me your feedback.

11 WILLIAMS: Yes. So then in addition to this notice
12 of availability of the public review draft, we will have a
13 notification next week that will be going out there with
14 regards to the public hearing, which will be held on January
15 16th. We are only planning on publishing that once, but as we
16 get to later stages in the process, we'll have to kind of do
17 this again. But it's a big milestone for us, so we're excited
18 that we're at this point and look forward to kind of seeing
19 what kind of comments we get in.

20 MENNENGA: Thank you. Commission Klob.

21 KLOB: Todd, thank you for all the work that you've
22 done on this, and as we review this final document, if there's
23 things that we notice that maybe we want clarification on or
24 adjustments - and I think I've even sent you a couple of
25 emails on it, but, you know, should we save those, or should

1 we submit any of those comments as part of the public comment
2 or wait until we do another work session?

3 WILLIAMS: Did you have thoughts on that, Brent?

4 KLOB: If there are any.

5 WILLIAMS: You know, whether it's minor tweaks or
6 anything, you certainly have the opportunity through that same
7 portal. Again, the issue for us is that helps conglomerate
8 all the comments in one location, so if we know there's
9 certain sections where we're getting a lot of hits and we need
10 to focus in on that, that will help direct us to those areas.
11 There is no problem for Commission Members to submit comments
12 through that portal. If you wish to hold off until we get to
13 future work sessions, you can do that as well. But to me, the
14 sooner we get some of these things fixed, that way when we
15 come to the work sessions it will make some of our work a
16 little bit easier.

17 KLOB: Thanks.

18 BILLINGSLEY: So the way that our comment form is
19 set up is very strategic. It serves a couple of different
20 functions. One, by filling out the comment form, we will have
21 contact information for the individuals to comment - their
22 name, organization they're associated with, their address,
23 their email, etc., so that when future public hearings occur,
24 we then have a mailing list of folks that we can send - that
25 we know are interested, that we can send information out to.

1 So that's number one. Number two, it's organized in a fashion
2 to where if you say you want to submit a comment, you get one
3 comment box. You have to list what you're commenting on, you
4 know, what page it is, what section of the code, give some
5 specifics, make a comment. Then it says, do you have an
6 additional comment? Click on a button, it opens a new box.
7 So that enables us, once we receive those comments, to -
8 through a spreadsheet program, probably Google sheets, that'll
9 then all be split out into different sections of the code. So
10 instead of going through every individual comment, we'll go
11 through and we'll have it grouped. Here's RVs, here's
12 hillside, here's waste management, so that we can focus on
13 those areas where we receive comments and know who made those
14 comments, because then we're in the process of mitigating
15 through hearings with the Commission. So hopefully that makes
16 some sense.

17 WILLIAMS: Yeah, and I just want to add as well, it
18 was a large team effort, I'm just somebody behind the scenes
19 who helps with some of the logistics. We have several
20 attorneys that have been actively engaged in this for well
21 over two years, both inside counsel, outside counsel, and
22 obviously the Commission. So we're very pleased with where
23 we're at and now the real fun begins.

24 MENNENGA: Okay. Do we expect much comment at the
25 public hearing notice in January? Just curious.

1 BILLINGSLEY: Mr. Chairman, it would be difficult to
2 get much comment because the draft can't be available until
3 you guys approve it. So I would think anybody who would have
4 comment are folks that have attended our work sessions or been
5 involved. In theory, folks could come forward and have
6 comments or questions at that point, but the draft cannot be
7 released for the 90 day review until it's approved by the
8 Planning and Zoning Commission. You'll essentially be
9 approving what's called the public-ready draft, and then our
10 intent is once that approval occurs - if it occurs on the 16th
11 - we'd either post that day or the next day and that's what
12 really kicks off the review. None of those doc - if you scan
13 the QR code and you go to the website, those documents aren't
14 up there and they can't be up there until you guys approve
15 them. If that makes sense.

16 MENNENGA: Okay. So after the fact then, the next
17 meeting's when (inaudible). Okay. All right, sounds good.
18 Anything else? Everybody good? Harvey?

19 KRAUSS: Just, I want to wish you a Merry Christmas,
20 Happy Holidays and a Happy New Year. Thank you for your
21 service to Pinal County. Thank you.

22 MENNENGA: All right, thank you. Really. Our
23 Christmas gifts, will they be delivered later today, Harvey?

24 BILLINGSLEY: Remember, the video is your Christmas
25 gift.

1 MENNENGA: Oh, right.

2 KLOB: It's the gift that keeps on giving.

3 MENNENGA: Yeah. Obviously. No doubt.

4 BILLINGSLEY: The zoning code is the gift that keeps
5 on giving.

6 MENNENGA: Well, I saw last month or so of somebody
7 had a really nice black shirt with Pinal County, I thought
8 boy, that would be a nice Christmas. All right, so let's get
9 started. All right, first case, PZ-022-24. Sangeeta.
10 Commissioner Del Cotto.

11 DEL COTTO: Chair, if I could, I'd like to recuse
12 myself and step down off of the Commission.

13 MENNENGA: Please do. All right, thank you. Okay.

14 DEOKAR: Thank you Chairman, Vice Chair and
15 Commission Members. Sangeeta Deokar, Senior Planner, Planning
16 Division, presenting the two cases. It's a rezone and a
17 special use permit. It's going hand in hand, the rezone and
18 the special use permit, which is PZ-022-24 and SUP-009-24, the
19 Nirvana Center medical marijuana dispensary. The proposal, as
20 I said, it goes hand in hand. It's a rezone from General
21 Business zone, that is CB-2 which is existing, to the C-3
22 Commercial zoning district. And along with that is the
23 special use permit request to operate the marijuana
24 dispensary. The size for this proposal is 3.3 acres.
25 Location is south along West Papago Road, east of North White

1 Road in Maricopa in the unincorporated Pinal County. We have
2 Michelle Green from Lazarus Silvyn, and who's representing the
3 owner, Del Cotto, Papago Properties LLC. This is the County
4 map showing the location. One can see that it is in the
5 Maricopa area, and to the west side of the County shown with a
6 red star. The vicinity map, showing again the location and
7 the surrounding land uses. One can see that it's CR-3 on the
8 north side. We have SR to the south, however, this property
9 is part of CB-2 zoning. There are a couple of properties
10 along that junction with the CB-2 zoning. And further zooming
11 into this, the aerial map showing the already developed site
12 which has the commercial center developed, and when I show you
13 on the next slide, this is what I was referring to in terms of
14 zoning, that it is part of the CB-2 zoning. South is SR, the
15 Suburban Ranch zone, and to the north of Papago Road is the
16 CR-3 zoning. This is the site plan of the Nirvana Center,
17 which is requesting the rezone and the special use permit.
18 One can see that this is an existing site, a developed site,
19 with access from the Papago Road on the north, showing the
20 main access. The existing commercial center, which is
21 permitted in 1988. There are existing 64 parking spots, along
22 with the ADA parking. Existing trash enclosure to the west
23 side of this building, there's partial fencing on the property
24 to the west and to the south, and the portion that has been
25 marked with a yellow is the portion of suites, 4A and 4B, that

1 would be requesting housing for the new Nirvana dispensary.
2 One can also see that to the east side of this property is the
3 Dollar General, and to the west side is the convenience store
4 which is already operational. Some photos to the north,
5 that's the Papago Road and the access into the complex. To
6 the south into the property, and one can see that the
7 convenience store, the dollar store, is to the left of this
8 image. And to the right is the convenience store. You can
9 see the site posting. Looking east. And west. Some items
10 for the Commission's consideration. The parcel was zoned CB-
11 2, and the commercial building was permitted a long time back,
12 in 1988. Marijuana dispensaries was interpreted as allowed
13 use under the CB-2 zone with a special use permit. A
14 Ponderosa Releaf dispensary was operational and was operating
15 under the SUP-001-15 and SUP-011-16. Both of them expired
16 within those two years when they were issued, and they moved
17 to a new location and leaving this areas of 4A and 4B, the
18 suites, empty and leaving people who were depending on the
19 dispensary, you know, having no access, actually. The code
20 update in 2012 allowed marijuana dispensaries only in C-3
21 zoning with the special use permit, and that left the current
22 CB-2 zoning kind of incompatible with the use that is
23 requested by the applicant. Therefore, the applicant is
24 requesting C-3 zoning per code requirements, along with a
25 special use permit to allow the new Nirvana Center in the same

1 location where the prior dispensary was. We have received no
2 letters of opposition. And as stated in the staff reports,
3 the PZ-022-24 has 15 stipulations, and the SUP-009 has 24
4 stipulation - sorry, 17 stipulations. There was a request by
5 the applicant to eliminate or remove two stipulations since
6 the site is already developed, which is, I can share with you.
7 For the first case, which is the rezone - and I'm going to
8 pull up those stipulations on the screen for your reference.
9 Stipulation number 7, which is basically talking about the
10 right-of-way dedications, and stipulation number 10, that is
11 access road - two permanent access points to be removed. This
12 has been discussed with the applicant and with Public Works
13 relating to removal of this. The County Engineer has agreed
14 since the site is developed. So that's the request from the
15 applicant for this case, and I would move forward with
16 stipulations for the SUP. And it is the same stipulations
17 that is being requested to be removed. In this case, the
18 stipulations would be number 9 and number 12. And those are
19 the same ones as the rezone, which is the access points, that
20 is two permanent access points, and the right-of-way
21 dedication. I'm open for any questions. We also have a small
22 presentation from the applicant and -

23 MENNENGA: Any questions? Commissioner Mooney.

24 MOONEY: Changing from CB-2 to C-3, the two
25 stipulations that they wanted removed, how does that affect

1 changing? I understand it's an existing location, but now
2 changing the zoning.

3 DEOKAR: Yes, this has been discussed with the
4 County Engineer and the County Engineer agrees that those
5 actually may not be valid in the sense, because of the
6 operations of the commercial center already being there with
7 the requirements for development, whether it is retention,
8 access and all of that has been already taken care of.

9 MOONEY: Okay, thank you.

10 MENNENGA: Any other questions?

11 KLOB: Through the Chair.

12 MENNENGA: Commissioner Klob.

13 KLOB: Sangeeta, thank you for your presentation.
14 Question that I have is, so this project was - the zoning
15 change on this in what, was it 2012.

16 DEOKAR: 2012, yes.

17 KLOB: And we're getting ready to have another major
18 comprehensive zoning change. My concern is, for this, you
19 know, for the applicant and the user, as the zoning changes to
20 our, you know, hopefully our new zoning here next year, is
21 this - are they going have to come back again when the SUP
22 comes up to rezone yet again to meet our new, or is everything
23 going to fall in line directly with the new zoning, provided
24 it's approved?

25 BILLINGSLEY: Absolutely fantastic question. The

1 beautiful thing -

2 KLOB: And it's a question that I think we're going
3 to be asking a lot here in the next several months.

4 BILLINGSLEY: Sure. The beautiful thing about our
5 zoning code update is it eliminates the old zoning categories
6 and goes with the 2012 categories. So they're going to be
7 good. It's consistent, C-3 is consistent from the 2012 update
8 to the current update, they're good to go.

9 KLOB: I just wanted to make sure that they wouldn't
10 have to go through this process yet again, they've already
11 kind of - you know, they didn't do anything wrong, it's just
12 we changed. So thank you.

13 MENNENGA: Okay, any other questions? Okay, the
14 applicant, please.

15 LAZARUS: For the record, my name is Larry Lazarus.
16 My office is in Phoenix, Arizona, 206 East Virginia in
17 Phoenix. I'll try not to be too repetitious. I think we do
18 have some slides that we were going to show as well, if you
19 want to bring those up. Thank you. So obviously it's an
20 application not only to rezone, but also the special use
21 permit for this Ponderosa Leaf dispensary. Nirvana Centers is
22 a multi-state cannabis company. They have nine dispensaries
23 in Arizona, 14 in the State of Michigan, one in Maryland and
24 one in New Mexico. They've been in business since 2011. With
25 me today is Michelle Green, who is my senior land use planner,

1 who has been doing a lot of legwork on this particular case
2 with the staff. Property is located, as you indicated, 49237
3 West Papago. The next slide, please.

4 ??: (Inaudible).

5 LAZARUS: I am? Oh, look at this. You're asking me
6 to multitask now? Okay. I'm not good at - my wife tells me
7 I'm not good at that. The property is located on the south
8 side of Papago Road between White and Salmonson Roads. The
9 Dollar General store is to the east, Farmers Restaurant and
10 Convenience store is to the west, and the residential property
11 to the south, and farming to the north. Originally when we
12 filed our application for the special use permit in November
13 of 2023, we held a neighborhood meeting at the dispensary on
14 February 24th. We had five attendees, all five supported the
15 application. When we filed the formal application, we found
16 out that there was an issue, as was noted, between the zoning
17 that we had before and the zoning that we had now, and so it
18 is not allowed any longer in CB-2 zoning, and we had to go to
19 CB-3. So the County indicated that previously we had two zone
20 - even though we had two zoning permits for the dispensary
21 under our CB-2 zoning, that change of zoning created this
22 situation. We went ahead and we reapplied for the zoning,
23 rezoning and the permit. The next slide actually - I'm moving
24 through a lot of this, so you know, I don't want to be
25 repetitious if I can get this thing going. I told you I

1 couldn't multi-task. This slide shows the zoning surrounding
2 the property. Light purple color is commercially-zoned
3 property. The Dollar General store, as I said, is immediately
4 to the east, to the west, and along Papago Road. The property
5 in the blue is zoned Suburban Ranch, and then you've got
6 agriculture and residential uses to the north of the property.
7 This slide shows the actual site plan. We are not proposing
8 to change anything to this site as it exists. As you can see,
9 the commercial building here with the entrance from Papago
10 Road and the parking along the front of the building. We are
11 only changing the internal use of the building. There's 64
12 parking spaces, we only need six according to the ordinance.
13 The dispensary is planned in the same location as previous,
14 except there's a slight deviation, and then we're adding a
15 couple more square foot in a reptile store that was within
16 that particular internal configuration. We had no opposition.
17 As I said, the neighborhood meeting on February 21st there were
18 five attendees, all supported it. The second neighborhood
19 meeting for the rezoning was held on September 11th after we
20 had to rezone the property. Again, five people showed up,
21 different five people, and all of them were supporting it.
22 Many of them indicated that they were appreciative because
23 they had lost the prior dispensary and it was many, many miles
24 away from where they could access another one. We talked
25 about the standard stipulations. We'd like to recommend, and

1 we're asking as has been stated, to remove stipulation number
2 7 because the requirement for dedication right-of-way should
3 not be imposed on a site plan that already exists. And
4 stipulation number 10, two access points. As you can see, the
5 property's long and narrow, with one access point exists today
6 and has existed for years. A stipulation we don't think would
7 be appropriate, and I think staff agrees with us. With that -
8 and by the way, the two stipulations on the special use permit
9 are the same as the one on the zoning that we're asking, for
10 the same reasons. I'd be happy to answer any questions that
11 you have. I moved through this very quickly because staff did
12 such a great job in presenting our case.

13 MENNENGA: Any questions? Okay. Thank you.

14 LAZARUS: Thank you very much.

15 MENNENGA: Coming back to the - or any questions for
16 staff after that? So moving back to the Commission, looks
17 pretty straightforward. So we do need to have a public
18 hearing. So at this point, let's open up the public hearing
19 for case PZ-022-24 and case SUP-009-24. Anyone want to speak
20 to these two issues? Anyone at all? Okay, with that, we're
21 going to close the public hearing on PZ-022-24 and case SUP-
22 009-24, and come back to the Commission. What's your
23 pleasure? Is there a motion?

24 MOONEY: If I may.

25 MENNENGA: Commissioner Mooney.

1 MOONEY: I move the Pinal County Planning and Zoning
2 Commission forward a recommendation of conditional approval to
3 the Board of Supervisors with 13 stipulations, removing
4 stipulation number 10 and - excuse me, number 7 and number 10.

5 MENNENGA: Second?

6 KLOB: I'll second.

7 MENNENGA: All right, got a motion and a second,
8 everyone in favor?

9 COLLECTIVE: Aye.

10 MENNENGA: Any opposed? No opposed. Okay, there
11 are two cases here, so we need to move on to the next one,
12 SUP-009-24. Commissioner Mooney?

13 MOONEY: I gotta get to the page, sorry.

14 MENNENGA: Do me a - mention the case number on your
15 motion, okay?

16 MOONEY: Oh, I didn't do that? I'm so sorry.

17 MENNENGA: That's okay.

18 MOONEY: Sorry, I'm just getting to the page. I
19 can't jump to it. I move the Pinal County Planning and Zoning
20 Commission forward a recommendation of conditional approval to
21 the Board of Supervisors for SUP-009-24 with 15 stipulations,
22 again removing stipulation number 7 and number 10.

23 BILLINGSLEY: Commissioner Mooney, on this
24 particular item, I believe the request for removal were
25 stipulation number 9 and stipulation number 12. They're not

1 the same numbers as the previous -

2 MOONEY: I'm sorry, he said - the gentlemen said
3 that. Number 9 and number 12.

4 MENNENGA: Okay, I have a motion, a second?

5 KLOB: I'll second.

6 MENNENGA: Second. (Inaudible) public hearing, so
7 yeah. All in favor?

8 COLLECTIVE: Aye.

9 MENNENGA: Any opposed? Both pass unanimously.

10 DEOKAR: Thank you.

11 MENNENGA: Good, no problem. Okay, case PZ-PA-016-
12 23.

13 GAREY: Chairman Mennenga, if I may. Good morning,
14 Daron Garey, County Attorney's Office. I believe the next
15 three matters - and staff can correct me if I'm wrong - are
16 being heard together, and if that's the case, my
17 recommendation would be that the Chair call all three cases by
18 case number and name of the applicant prior to beginning, so
19 that way we know all three cases are being called.

20 MENNENGA: As far as a public hearing part?

21 GAREY: I would - well that's important too, and I
22 noticed the Chair, you did that prior to - make it clear that
23 the public knows that they're commenting on all. But just for
24 the record, to keep the record clear, if you would call all
25 three matters, that way we know they're all being opened up

1 and they're all being called.

2 MENNENGA: Correct, yeah.

3 GAREY: Thank you.

4 MENNENGA: Not a problem. All right, please
5 proceed.

6 RILEY: All right. Good morning Chair, Vice Chair,
7 Members of the Commission. Kendall Riley, planner, and I'm
8 here to present to you case -

9 BILLINGSLEY: Kendall, sorry to interrupt, but Mr.
10 Chairman, we need to make it verbally known to the record that
11 Commissioner Del Cotto has rejoined the Commission.

12 MENNENGA: So noted.

13 BILLINGSLEY: Thank you.

14 MENNENGA: Thank you.

15 RILEY: All right. Kendall Riley, planner, here to
16 present to you case PZ-PA-016-23, PZ-054-23 and PZ-PD-024-23.
17 This is a proposal for a Minor Comprehensive Plan Amendment to
18 redesignate Rural Living and Suburban Neighborhood to
19 Employment; a rezone from R-7 residential, RU-10 residential
20 to I-2 Light Industrial and Warehouse zoning; and an amendment
21 to the allowed uses and development standards for the existing
22 Wales Ranch PAD. Approximate parcel size is 31.17 acres, it
23 is located at the southeast corner of Kenworthy and Chandler
24 Heights. Owner is Tanis W. Shill Revocable Trust, and agent
25 is Julie Vermillion with CVL Consultants. Here's a County map

1 showing the approximate location of the site in the San Tan
2 Valley area. A vicinity map showing the surrounding zonings.
3 On three sides of the parcel it is residential zoning, to the
4 south is I-1 Light Industrial zoning. This map shows the
5 portion that is going to be amended from the Wales Ranch PAD,
6 and also shows the portions that will stay existing that were
7 approved. An aerial map showing some features surrounding.
8 Up to the north we have the Queen Creek Wash. We also have to
9 the southeast future residential sites, and access point off
10 of Kenworthy Road, which is currently going under - or having
11 improvements done. This was the site plan provided by the
12 applicant. Parcel 7.1 along Kenworthy Road will be designated
13 for office space and public services. Parcel 7.2 will be
14 fully enclosed warehouse and industrial. And Parcel 7.3 will
15 be RV and boat storage. Applicant is requesting that the
16 transitional buffer between residential and industrial zoning
17 be reduced from 50 to 25 feet. Everything else with the I-2
18 zoning will be the same. They have also restricted the
19 allowed uses, reducing some of the heavier industrial allowed
20 uses under the I-2 zoning, and requiring all industrial shops
21 to be fully enclosed. Here is the broadcast sign that was
22 posted on site. An image looking north along Kenworthy.
23 South along Kenworthy, and you can see that they are starting
24 the improvements. Onto site, east. And west showing the
25 existing residential. Some items of consideration. The land

1 does have geological constraints from previous mining history
2 and it does not allow for residential development, what it was
3 currently zoned for. Stipulation 3 addresses the location of
4 the proposed uses and restricts I-2 uses as stated in the PAD
5 book. And the only portion of the site that abuts residential
6 zoning is going to be used as RV and boat storage, and
7 stipulation 3 does address that. We did receive one letter of
8 opposition that was passed out prior to the meeting. They had
9 concerns with lowering property values of the rezoning to
10 Industrial. J.O. Combs got back and they said that this
11 project has no impacts to the school district. 14
12 stipulations have been presented to you in the staff report,
13 and I'm here to answer any questions if the Commission has
14 any.

15 MENNENGA: Questions for staff?

16 SCHNEPF: Question. The three designated site plans
17 are just proposed at this point, correct?

18 RILEY: Stipulation 3 does address that they do have
19 to follow what they propose in their PAD book. So let me go
20 back.

21 SCHNEPF: So the office, the warehouse and the RV is
22 what will be in stipulation 3.

23 RILEY: Correct.

24 SCHNEPF: Okay.

25 MENNENGA: Commissioner Klob.

1 KLOB: I actually had the exact same question.

2 RILEY: Okay.

3 MENNENGA: All right, anyone else? Okay, applicant
4 please. Have you signed in? Name and address? Please give
5 us your name and address.

6 PEW: Well Mr. Chairman, there used to be a nice
7 little place to sign in here, but I'll do that when I can, and
8 I'll give you - is it there? What am I missing? I don't see
9 it.

10 RILEY: Oh, it's right here, sorry. Clicker?

11 KLOB: No, he's looking for sign-in.

12 PEW: The sign-in sheet. Can you vouch for who I
13 am, is that possible at this late stage?

14 BILLINGSLEY: For the record, Ralph Pew.

15 PEW: Thank you. Nice to be with you,
16 Commissioners. My name is Ralph Pew, my office is in Mesa.
17 It's a pleasure to be here today on behalf of the property
18 owner. Mr. Levi Shill is here representing the family trust.
19 Julie Vermillion is with us, too, as our land planner who
20 created this wonderful design. And all the time we've spent
21 working with staff, we appreciate Kendall and others who have
22 spent time refining this process. So the staff has explained
23 to you very clearly what it is we're looking for. So just to
24 take you back a bit, so roughly 4 or 5 years ago the idea of
25 conceiving the Wales Ranch's property came about and

1 ultimately the zoning was approved for the beautiful master
2 plan known as Wales Ranches. If you haven't been there, it's
3 beautiful, well executed, north of Combs Road, east of
4 Kenworthy and west of Schnepf. That whole section right
5 there. So at the time when we planned it and came to the
6 Commission, we envisioned this 30 acres - 31 acres - at the
7 northern end of the property to be residential.
8 Unfortunately, through much work and understanding and having
9 a residential developer actually do some Geotech work on the
10 site, we learned that this site is not usable for residential
11 purposes. And there's one slide that we didn't get into the
12 deck, is it possible to pass this out to the Commissioners?
13 Sorry to bother you with that. This will give you a really
14 good look at what the site was 20 years ago. This location
15 has been heavily mined for aggregate sand and gravel, and you
16 can see what was going on back then on the front page. On the
17 second page, it looks a little bit better and cleaned up, but
18 what we found is that that look is not accurate as it relates
19 to stability and as it relates to the integrity of the land
20 for residential purposes. So we're here today to do exactly
21 what Ms. Riley indicated. Three things, right, all in one
22 discussion. We'd like to amend the San Tan Valley Special
23 Area Plan to change this from residential to an employment
24 category, then rezone it to the I-2 zoning district with the
25 very specific stipulations and restrictions that we put into

1 the PAD booklet. We did have many meetings with staff, worked
2 through how to do this in such a way that the property that's
3 on Kenworthy, the front part, is office and lower intensity
4 uses or storage, or that type of thing. You go next to the
5 east, about 500 feet away from any residences on the other
6 side of Kenworthy, then we go to other industrial uses that
7 are all enclosed. And then to the far east end would be the
8 acreage for the RV and boat storage. So those are uses that
9 we feel (A) are compatible with the area, and (B) the way
10 we've designed it and with the stipulations we've created,
11 working together with the staff, it will be harmonious with
12 and not detrimental to the neighborhood. And so you can see
13 the site there, the whole southern - by the way, where it says
14 Wales Ranches there on your screen, most everything south of
15 there is well under construction and well underway, and this
16 master plan's been executed very effectively. This highlights
17 the site for us and shows exactly what we're talking about.
18 It looks better today than it did in that 2004 photo, but the
19 2004 photo tells you why we can't build residences there
20 today. These are the requests, we've talked about that. The
21 existing land uses will be changed if you approve this and
22 recommend approval, and the Supervisors do, to allow
23 employment uses. You can see the master plan here a little
24 bit and how it's been evolving, and the proposed plan is to go
25 to residential there, or to go to Employment on the northern

1 half. Again, here are the three parcels, we've specifically
2 divided them up this way. The first parcel, 7.1, is about,
3 you know, the distance there is - to parcel 7.2 is about 480
4 feet, so it's quite a good distance, and that front part will
5 be used for the uses that are shown there - office storage,
6 public offices, that type of thing. Then parcel 2 would have
7 the typical I-2 uses enclosed, all enclosed, subject to the
8 stipulations that are in the booklet. I don't want to - I
9 won't bore you with going through all of them, but all the
10 conditions that we've agreed to, or better yet Commissioners,
11 uses that we've restricted from the plan so they can't be
12 used. And then 7.3 is the RV and boat storage. And we
13 thought about the buffer, there will be a wall around that,
14 there'll be landscape buffer as it adjoins the residential
15 that's planned to come in just south of it, and then the
16 residential plan to be built on the east of it. So we've
17 buffered that correctly for those residents that will be a
18 part of our community. Let's see, I think we've been through
19 this, I don't want to bore you with that. There are benefits
20 to this proposal, as indicated in the staff report. This does
21 bring benefits of opportunities for employment to the area.
22 It takes this long, vacant and very - frankly, a very
23 difficult parcel to deal with and puts it into some reasonable
24 use that's compatible with the current development and the
25 existing development on the west of Kenworthy. Generates less

1 traffic, it reduces water use, and all, you know, just as a
2 reliever on utilities and services in general. Typically in
3 Pinal County, is the Commissioners and Supervisors look to
4 four things when you make a motion and when you decide a case:
5 is this really necessary and needed at the time? In our
6 opinion, it certainly is Commissioners. The time has come to
7 figure out how to develop this land, reconstitute it.
8 Interestingly enough, when you look at the map - let's go back
9 for just a second - when you look at the map, the wash is
10 currently owned by the Town of Queen Creek. So it's very
11 important to understand when you see above the red dashed
12 lines there, the 31 acres, everything above it is the Queen
13 Creek Wash and actually owned by the Town of Queen Creek. And
14 then on the south side of those dotted lines, of the
15 rectangle, the old Cemex operation there, which was an active
16 sand and gravel operation, that is also now owned by the Town
17 of Queen Creek for water reclamation in the future. So we
18 have a vision that this will all be cleaned up and look good
19 and be a part of this master plan community as it rolls
20 forward. So then we believe that it's necessary and needed at
21 this time, and the other findings are very - we agree with
22 these too, it won't negatively impact the neighbors. It's
23 going to promote orderly growth in the area, rather than just
24 leaving this eyesore there, and it will be compatible the way
25 we've designed it with our community that's coming from the

1 south, building toward the north, and what's already in place
2 on the other side of Kenworthy. Commissioners, thank you for
3 your attention and giving us a few minutes here today. Happy
4 to answer any questions you might have, and we urge your
5 recommendation of approval for these three cases.

6 MENNENGA: Any questions?

7 RILEY: Could I - sorry, I just wanted to make a
8 statement before. I was advised to let you know that
9 stipulation 3 that restricts the uses and the locations is
10 only for the PZ-PD-024-23, the PAD amendment.

11 MENNENGA: Okay. Commissioner Schnepf.

12 SCHNEPF: Yeah, I was wondering if you could just
13 speak to the need of your request to reduce the buffering from
14 20 - to 25 from 50?

15 PEW: With respect to the buffering from 25 to 50,
16 let's go to where - let's go backwards a bit. If I could see
17 better. So you're not talking about the buffering on
18 Kenworthy. Kenworthy's 50 -

19 SCHNEPF: It's more on the residential, right?

20 PEW: Yeah, it's - so we did two things,
21 Commissioners. On the west side where we abut Kenworthy, we
22 do have the full 50 feet there, and that road will ultimately
23 be improved and be in place. Where we're asking for the
24 deviation is more to the east along the - let's see, along the
25 boundaries. For example, where you see the road coming in and

1 out there, that we couldn't quite get the 50 feet in there,
2 and below it, frankly, is the land owned by the Town of Queen
3 Creek where they're going to do the water reclamation. The
4 only place where it adjoins single family residential will be
5 on the far east end here where you see those few homes that
6 back up to it, and for that we have a block wall and a 25 foot
7 landscape buffer inside. And that's the reason for that
8 deviation, because most of it is adjacent to the Queen Creek
9 property for reclamation. I think there's about 30-40 acres
10 there.

11 SCHNEPF: And I think with no deviation to what is
12 planned to be on that east side would be good if it's RV
13 because that would be less impactful for residents.

14 PEW: Correct, that's exactly -

15 SCHNEPF: That's why I was asking if we had that
16 stipulation or if it was in there.

17 PEW: Yeah, it is in there and that's because that's
18 where the RV storage will be.

19 SCHNEPF: Yeah, thank you.

20 PEW: Thank you.

21 DEL COTTO: Chair?

22 MENNENGA: Commissioner Del Cotto.

23 DEL COTTO: Yes, good morning.

24 PEW: Good morning.

25 DEL COTTO: Thank you for your presentation. How

1 will you be preparing the old existing pit for the RV storage?
2 And it appears that it was quite mined up.

3 PEW: Yeah. Mr. Chairman, Commissioner Del Cotto,
4 that's a really good question that I need someone with much
5 more expertise to answer. But in a nutshell, I can tell you
6 that that far eastern end of that property is where what we
7 call the tailings were placed, and that's why it can't support
8 and sustain what we're talking about. So where you see the
9 7.3, is what you saw on that first page of that map I gave
10 you, that picture, everything on the east end of that, that's
11 where all the tailings went, and consequently that's where
12 it's unstable. How we can stabilize it to allow parking and
13 canopies for RV storage, I can't tell you exactly how that's
14 going to happen, all I know is we have to do whatever the
15 engineers tell us has to be done, both privately and from the
16 County. I wish I had a better answer, but that's what I know,
17 and what I don't know.

18 DEL COTTO: I was just curious. Like the elevation
19 is going to have to be obviously maybe brought up a bit.

20 PEW: There'll be - work will have to be done to
21 make that usable, but at least it's not structures, it's not
22 residential uses.

23 DEL COTTO: Right.

24 PEW: Yeah.

25 DEL COTTO: Thank you.

1 SCHNEPF: I got one more comment. Yeah, so when
2 this was being developed - as my family own - we had the water
3 company before we sold it to the Town of Queen Creek, and this
4 was an interesting site when we heard it was going to be
5 residential because of the mining, and my father was very
6 curious to know how that was going to happen with a mining.
7 So it's good to know that the Town of Queen Creek on the
8 southern end is doing a water reclamation, because that would
9 fit perfectly then into this kind of site. And then this
10 north parcels that we're talking about right now, are you
11 going to have to bring any landfill in?

12 PEW: The answer to that is I'm not sure right now.
13 We'll have to look at that and see, it's very possible.

14 SCHNEPF: It's a good, I think it's a good site for
15 this. Obviously, we're looking for commercial and with this
16 type of industrial butting up to the residential, it's going
17 to be less impactful, so that's a good plan, I appreciate
18 that, and I think the residents will, once it's in, they'll
19 realize how less impactful it is than other industrial.

20 PEW: Mr. Chairman, Commissioners, if you compared
21 it to then and now, can you imagine running the plant that's
22 been there all these years and trucks in and out compared to
23 what we're proposing now, it's much, much better.

24 SCHNEPF: It was quite a challenging site, and so
25 something like this seems very doable. So very good. Thank

1 you.

2 PEW: Yeah, we think so. Thank you.

3 MENNENGA: Anyone else? Commissioner Klob.

4 KLOB: Thank you for your presentation. I too share
5 the kind of question, concern a little bit about the, you
6 know, reducing the - from 50 feet to - the setbacks from 50
7 feet to 25. You know, those are relatively small lots in that
8 Phase 3 residential development, and to back up to a 20 foot
9 tall, you know, what I'm assuming is going to be a covered
10 structure for the RVs. There's worse things to look at, but
11 you know - and I realize that the impact there is not great,
12 you know, but it's still a - I think it's going to be a
13 challenge for - it'd be a challenge for me, you know, living,
14 having that in my backyard. So I think I'd like to - and I
15 know that we don't have yet any landscaping requirements and
16 development things set into place, but some of this kind of
17 comes into why I prefer to - when we see these rezoning
18 packages and projects come through, is see them a little bit
19 more developed, with a little bit more information on, here's
20 really kind of what we're planning and what's going where,
21 rather than just this clean slate conceptual plan. By
22 approving this, we're basically giving, you know, carte
23 blanche, fill in the space how you want it. There's not much
24 to push back on.

25 PEW: Well Commissioner, let me just answer that.

1 That's a really good point, but I can tell you from the
2 applicant's side, this is just the beginning. Until you've
3 been through the site plan process and all the review and
4 technical aspects that go into that, that's where all of this
5 comes to fruition. And your staff does a great job of that,
6 and we all understand this is just halftime, frankly, right?
7 The site plan is what really gets into the nitty gritty
8 details that you're looking for.

9 KLOB: And I agree with that, except this is also
10 the roadmap that the staff is going to follow.

11 PEW: It's the path.

12 KLOB: And so we're establishing that, you know,
13 that criteria rather than saying, you know, here's what we
14 plan on doing, rather than, you know, kind of shoot from the
15 hip. So I do have concerns. I don't have as many concerns
16 with the 25 foot setback along the wash, along the, you know,
17 where the Cemex concrete plant is now and/or future water
18 plant similar uses. That doesn't give me any heartache at
19 all. I do have my challenges of lowering it adjacent to
20 residential.

21 PEW: On that south, what would be the southeast
22 corner of the site?

23 KLOB: The southeast, and quite honestly even the
24 east side there.

25 MENNENGA: (Inaudible) street.

1 KLOB: It does provide that, and - but if they,
2 again, that hasn't really been developed yet, so we don't
3 know. I mean in theory they could back, you know, their site
4 plan could back up, you know, lots to that back line as well.
5 So - and we're not here to design their project either.
6 There's a lot of ifs here, so when there's a lot of ifs, I
7 think that's when we have to, you know, start putting things
8 in place.

9 PEW: I can't disagree with everything you're
10 saying, Commissioner. You make a good point about the
11 distance and separations. The control of the design, however,
12 is going to be in the hands of the owner when they enter into
13 a contract for a residential builder for either the eastern or
14 southern or both sides. They, in the contract, are going to
15 control how the alignment and how it is laid out. We expect
16 it to look like this. We don't think someone will come in and
17 change those eastern lots to orient in a different direction.
18 We believe that the 25 foot is justified because it's an RV
19 facility, it's a storage facility, it's quiet, it's not
20 heavily occupied, and we don't believe that 50 feet is
21 beneficial to the site at that location. It is out front for
22 sure, but between two parcels in a master plan community, it
23 didn't make sense to us. But if that's something you feel
24 strongly about, I can't change your mind on that one.

25 KLOB: Well, and also as someone who's previously

1 owned an RV and kept it at a storage lot, you know, there's
2 often times where you're getting things ready to go out on the
3 road, it's two in the morning, you're, you know - I know that
4 where mine was it was actually on reservation land and there
5 was nobody around, so nobody cared, but I actually would have
6 a generator running as I'm -

7 PEW: As you're getting ready.

8 KLOB: - getting set up, you know, and it's five in
9 the morning and I'm glad that there weren't neighbors to hear
10 my generator going as I'm getting set up. So those are those
11 considerations as we're adjacent to residential. Adjacent to
12 the wash and the other industrial doesn't bother me at all.
13 So I'd like the Commission to kind of - to look at that
14 aspect. The, let's see, I also share the same concern as
15 Commissioner Del Cotto as it relates to the soils. I think
16 that they're - and I don't know, I'm going to push back on
17 staff a little bit on this one - concerns with the re-
18 compaction that's going to go in there, the rubble that's
19 being there, especially if we're, you know, especially if
20 we're building buildings. There's - whoever is going to
21 develop that and build that, there's going to be substantial
22 expense in getting that set for development, so I don't know
23 if that's a stipulation that we want to just make sure carries
24 through with this so nobody's blindsided, or even if we can.

25 BILLINGSLEY: Probably not appropriate to have a

1 stipulation like that in a zoning case; however, I will tell
2 you that they're going to have to have a soils engineer and
3 they'll have to provide engineered fill, which is stepping
4 that fill with certain types of materials, SIV test,
5 compaction, and we call it lifts. So it could be six inch
6 lifts, one foot lifts - I've worked on several projects, we do
7 that before - that's what will be required to get a permit and
8 ultimately a C of O. They have to have an engineering report
9 based on engineered fill.

10 KLOB: Thank you, Brent. My last comment is, any
11 feedback from the Town of Queen Creek as it relates to being
12 adjacent to the wash, regarding landscaping, regarding - you
13 know, we kind of got this funky, you know, side. You know,
14 want to make sure that, you know, that's also attractive for,
15 you know, for their development as well.

16 PEW: So I haven't heard from the Town of Queen
17 Creek with respect to that. Julie, have we received anything
18 from the town or?

19 MENNENGA: Please sign in and give us your name and
20 address.

21 VERMILLION:. Absolutely. Good morning, my name is
22 Julie Vermillion, the applicant, CVL Consultants, the land
23 planner on this project. Thank you so much for considering
24 our case and for your questions, I appreciate it. We have
25 been in contact with the Town of Queen Creek and there is a

1 development agreement in place. They will be providing a
2 trail through the Queen Creek Wash, and as well as there is an
3 agreement regarding a masonry wall along our perimeter. So we
4 have been in contact and we are in agreement on how this will
5 be developed.

6 KLOB: Thank you. That's all I have.

7 MENNENGA: Commissioner Del Cotto.

8 VERMILLION:. Oh, I'm sorry. I would also like to
9 note that the I-1 use below to the south, they actually, in
10 the original Wales Ranches PAD, reduced that 50 foot buffer to
11 20. So that buffer along that I-1 use is 20 feet adjacent to
12 the residential. So we're asking for 25, which is a bit more
13 than what was previously approved for the industrial use in
14 the master plan. Thank you.

15 KLOB: Thank you.

16 MENNENGA: Commissioner Del Cotto.

17 DEL COTTO: Chair, if I could, thank you. Yeah,
18 when I had asked about, you know, where the tailings were and
19 what the elevation was and the fact that the wash is adjacent,
20 in my mind I was thinking well maybe you can keep it low
21 because you don't want your runoff to be, you know, maybe
22 going into the wash or something of that nature. So that was
23 my - that's where my head was wondering how you're going to
24 decide or determine that, but we also get to look at that, do
25 we not, at the site plan review?

1 BILLINGSLEY: Yes sir. The individual grading,
2 drainage and civil improvements will all be part of the site
3 plan approval, yes sir.

4 DEL COTTO: That's why I think it's so important for
5 us to address a lot of that stuff at site plan, right?

6 PEW: And the site plan process is very thorough. I
7 just have to say that again, it's very complete, very
8 accurate.

9 DEL COTTO: Yes, thank you.

10 PEW: Can I just answer one more thing, Mr.
11 Chairman. With respect to that buffer area, two thoughts.
12 One, you mentioned it earlier - or someone did - the fact that
13 we don't talk about landscaping here today, nor do we deal
14 with the details of it, but we have plans to landscape that
15 area north of that line with trees and things that will
16 obscure those views that you're concerned about. And the
17 other thing to think about is, we're the owner of the land
18 south of there. We own it. So we're going to develop it and
19 sell it, but we are taking - you know, we're going to tell the
20 homebuilder exactly what it is, what the distances are. It's
21 not like anybody won't know what that is, and so we don't
22 think it'll be a detriment to marketing the property or
23 utilizing it for residential purposes. But there will be good
24 landscaping there, you just don't see it here today.

25 MENNENGA: Okay, thank you. Anyone else?

1 SCHNEPF: Comment. I was just going to say that,
2 going back to Commissioner Klob's concerns, is yeah, I mean
3 the 25 reduction on the east side might be less impactful
4 because it looks like there's a road that goes around those
5 residentials, but on the south there that might be something
6 to look forward to. I know you're - may not be privy to all
7 the homes designated by the builder to be single level, two
8 story, we don't know, and without a site plan we don't know
9 what's going to be in parcel 7.3. So probably better at the
10 site plan review. Thank you.

11 PEW: Thank you, Mr. Chairman.

12 MENNENGA: Okay, thank you. Commissioner Mooney.

13 MOONEY: I'm just going to reiterate what Vice Chair
14 Klob and Commissioner Schnepf have said. My concern is with
15 that same area. I do understand the landscaping going in, but
16 the 25 foot buffer in that one section, I just think because
17 it's homes. And - well it is. The RVs, you don't know how
18 high it's going to be and how much of a view, less view that
19 will be for those homes when they are built, especially if
20 they are single story. So I just - I'm just wanting to jump
21 on board with those guys and in agreement with the 25 foot
22 setback in that area is a concern. Thank you.

23 MENNENGA: Okay. I will say I don't have a big
24 concern with this because got the same landowner here. So -
25 and the home builder ever comes in, knows what's there, gonna

1 find out what the setbacks are, they're all going to be aware
2 of this, okay? Gotta remember, they got to sell houses there,
3 so, you know, that just really doesn't concern me a lot at
4 this point. If there were houses there, I'd be very concerned
5 and I'd say no, that's not going to work, but at this point I
6 don't see a problem with that. Okay, let's open up the public
7 comment portion for case PZ-PA-016-23, case PZ-054-23, and
8 case PZ-PD-024-23. Anyone want to speak to that? With no one
9 here to speak to those three cases, PZ-PA-016-23, PZ-054-23,
10 and PZ-PD-024-23, we will close the public hearing portion at
11 this point and come back to the Commission.

12 KLOB: Through the Chair.

13 MENNENGA: Yes sir, Commissioner Klob.

14 KLOB: If we were to add a stipulation to establish
15 a 50 foot perimeter adjacent to residential zones, which
16 stipulation or which action should we add that to?

17 BILLINGSLEY: The PAD case is the case with the
18 stipulations. That's what I, I walked up to clarify before,
19 is earlier in the staff presentation it was mentioned there
20 are 14 stipulations. I just didn't want the Commission to
21 think there was 14 stipulations in all three cases, the
22 stipulations are on the PAD case, so that is where it would be
23 appropriate.

24 KLOB: Okay. And can we word a - or maybe it should
25 come back to the dais and see, do we want to create a

1 stipulation for 50 foot along - adjacent to residential and
2 get the feedback of the rest of the Commission? And if so,
3 then what - how do we word that?

4 BILLINGSLEY: That's what I would recommend, is that
5 if that's something that there's a preponderance of evidence
6 that that's something that the Commission wants, probably
7 should try to determine that without voting, but in
8 conversation, and then ask the applicant to come back up and
9 address whether that's something that they're comfortable
10 with. And in the meantime, Daron and I, if this is something
11 that you do want us to work on, we'd just ask the Chair to
12 make a short recess so we can type something up. That's what
13 I would recommend.

14 KLOB: Very good.

15 MENNENGA: So my question is, how does the
16 Commission feel?

17 DEL COTTO: Chair.

18 MENNENGA: Yes.

19 DEL COTTO: Chair, Vice Chair. Vice Chair and
20 Chair, might this have an impact on the size of the lots? And
21 are they already relatively - or there are no sizes yet?

22 MENNENGA: No, there are not.

23 KLOB: It shouldn't impact the residential lots at
24 all.

25 DEL COTTO: Okay. Thank you.

1 BILLINGSLEY: It would impact the size of parcel
2 7.3, that's where the impact would occur.

3 MENNENGA: Right. Anyone else? Comments?

4 MOONEY: If I may. I'm with Vice Chair Klob to
5 discuss and come up with a stipulation.

6 MENNENGA: Okay, anyone else? You okay?

7 KELLER: Yeah, I'm fine. Like I said, the housing's
8 undeveloped yet, so the setback really doesn't affect them
9 until whoever decides to purchase that and build.

10 MENNENGA: Okay.

11 LIZARRAGA: Yeah, I agree what we're saying there,
12 because -

13 MENNENGA: Commissioner Schnepf?

14 SCHNEPF: Yeah, I agree, I think 50 foot might be
15 extensive. You know, even if we added a, you know, another
16 ten feet or something would be maybe more doable, but at this
17 point without a site plan and seeing what's going on Parcel
18 7.3, I don't know if it's - I don't know if a stipulation yet
19 would, in my mind, be appropriate.

20 MENNENGA: Okay.

21 KLOB: I think my comment on this, solely - actually
22 something you, Chair, you brought up is, you know, if these
23 homes were existing we would definitely put in, you know,
24 require more. So, you know, if we know homes are going here,
25 why wouldn't we offer the same consideration? But I don't

1 have an issue either as far as, does it have to be 50? No.
2 40, is that good enough? Whatever. I'm open to -

3 SCHNEPF: And I would say that I don't know if it
4 would necessarily be appropriate, if we decided to put a
5 stipulation, that we would have to do it on the eastern end,
6 too, because you've got the 25 foot, plus you got a street
7 before you hit residential. I don't know if that would be
8 appropriate. Just putting that out there to the Commission.

9 MENNENGA: Yeah, there's only that one section, like
10 I said, that's not developed.

11 SCHNEPF: It would be that southern portion where
12 there's a perimeter wall, but I don't know, I think 50 foot
13 might be a little excessive.

14 MENNENGA: We don't have support for that at this
15 point, so I would like to move forward, I guess, with some
16 motions. The first one, PZ -

17 BILLINGSLEY: Sir, we've got to open the public
18 hearing.

19 MENNENGA: You're right. We did, I did.

20 BILLINGSLEY: Oh, did you? I didn't realize that
21 was done. Did you close it?

22 MENNENGA: I did.

23 BILLINGSLEY: Okay, perfect.

24 KLOB: We also have Commissioner Davila. Does he
25 want to add anything? He's online.

1 MENNENGA: Commissioner Davila, are you online? Any
2 comments on that? Maybe he's (inaudible).

3 BILLINGSLEY: Is he still on. Do you want to reach
4 out to him and see if he has feedback?

5 NEIRA: Commissioner Davila, are you there?

6 MENNENGA: We still have a quorum without him.

7 MOONEY: Right, but last meeting he was trying to
8 speak (inaudible).

9 MENNENGA: Well we don't seem to be getting feedback
10 from him, but we still have a quorum without him, so...

11 BILLINGSLEY: He has left the meeting, for the
12 record.

13 MENNENGA: Okay, come back to the Commission. Okay.

14 DAVILA: Can you hear me?

15 BILLINGSLEY: Yes sir.

16 DAVILA: Okay, sorry. I'm having issues.

17 MENNENGA: Do you have any comment on the 25 or the
18 50 foot setback against - up to the residential?

19 DAVILA: As far as that, I mean I think of late, the
20 Commission itself has been delving too deeply into the
21 preliminary stages of the actual process, so I mean I
22 personally don't have an issue with it.

23 MENNENGA: Okay, thank you. Okay, come back to
24 Commission. Looking for a motion. Commissioner Schnepf.

25 SCHNEPF: I'll make a motion. I'd like to approve

1 and move the Planning and Zoning Commission forward a
2 recommendation of approval of case PZ-PA-016-23 to the Board
3 of Supervisors.

4 MENNENGA: We have a motion, a second?

5 DAVILA: I'll second.

6 MENNENGA: Thank you. Everyone in favor?

7 COLLECTIVE: Aye.

8 MENNENGA: Opposed?

9 ??: Aye.

10 MENNENGA: Okay, case PZ -

11 BILLINGSLEY: Mr. Chairman, I was confused on the
12 vote, so can we do a roll call vote?

13 MENNENGA: Go for it.

14 BILLINGSLEY: Harvey, you want to do a roll call for
15 us? I can do it, never mind.

16 KLOB: I think we had a unanimous vote, though.

17 MENNENGA: That's what I thought, too.

18 BILLINGSLEY: There was a timing issue there that
19 made it seem like two people voted no, so I just wanted
20 confirmation.

21 MENNENGA: Go ahead.

22 KRAUSS: Chairman Mennenga.

23 MENNENGA: Yes.

24 KRAUSS: Vice Chair Klob.

25 KLOB: Yes.

1 KRAUSS: Commissioner Del Cotto?

2 DEL COTTO: Yes.

3 KRAUSS: Commissioner Hartman. Not here.

4 Commissioner Keller?

5 KELLER: Yes.

6 KRAUSS: Commissioner Lizarraga?

7 LIZARRAGA: Yes.

8 KRAUSS: Commissioner Schnepf.

9 SCHNEPF: Yes.

10 KRAUSS: Commissioner Davila.

11 DAVILA: Yes.

12 KRAUSS: Commissioner Mooney.

13 MOONEY: Yes.

14 KRAUSS: And Commissioner Pranzo is not present.

15 BILLINGSLEY: Unanimous vote.

16 MENNENGA: Okay.

17 BILLINGSLEY: Thank you for that.

18 MENNENGA: Sounds good. Next case, PZ-054-23.

19 SCHNEPF: Commissioner Mennenga. I'd like to move

20 the Planning and Zoning Commission forward a recommendation of

21 conditional approval of case PZ-053-23 to the Board of

22 Supervisors.

23 MENNENGA: We have a motion -

24 DAVILA: I'll second that.

25 MENNENGA: Okay, got a second. Roll call vote,

1 please.

2 KRAUSS: Chairman Mennenga.

3 MENNENGA: Yes.

4 KRAUSS: Vice Chair Klob.

5 KLOB: Yes.

6 KRAUSS: Commissioner Del Cotto?

7 DEL COTTO: Yes.

8 KRAUSS: Commissioner Hartman. Commissioner Keller?

9 KELLER: Yes.

10 KRAUSS: Commissioner Lizarraga?

11 LIZARRAGA: Yes.

12 KRAUSS: Commissioner Schnepf.

13 SCHNEPF: Yes.

14 KRAUSS: Commissioner Davila.

15 DAVILA: Yes.

16 KRAUSS: Commissioner Mooney.

17 MOONEY: Yes.

18 KRAUSS: And -

19 BILLINGSLEY: Unanimous.

20 MENNENGA: Yeah. And one more case, PZ-PD-024-23.

21 SCHNEPF: Commissioner Mennenga, I'd like to make a
22 motion. I'd like to move the Planning and Zoning Commission
23 forward a recommendation of conditional approval of case PZ-
24 PD-024-23 to the Board of Supervisors with its 14
25 stipulations.

1 DAVILA: I'll second it.

2 MENNENGA: Second, and roll call vote.

3 KRAUSS: Chairman Mennenga.

4 MENNENGA: Yes.

5 KRAUSS: Vice Chair Klob.

6 KLOB: No.

7 KRAUSS: Commissioner Del Cotto.

8 DEL COTTO: Yes.

9 KRAUSS: Commissioner Hartman. Commissioner Keller?

10 KELLER: Yes.

11 KRAUSS: Commissioner Lizarraga?

12 LIZARRAGA: Yes.

13 KRAUSS: Commissioner Schnepf.

14 SCHNEPF: Yes.

15 KRAUSS: Commissioner Davila.

16 DAVILA: Yes.

17 KRAUSS: Commissioner Mooney.

18 MOONEY: No.

19 KRAUSS: And -

20 BILLINGSLEY: Two nos, motion passes.

21 MENNENGA: Motion passes, okay. Well, thank you.

22 PEW: Thank you (inaudible).

23 MENNENGA: You know, I will say that this site going

24 from a dusty, nasty, dirty gravel pit, I've worked in those,

25 to RV storage is, that's a huge win for Pinal County air

1 quality, first off and the site, and actually it's
2 interesting, yesterday I spent eight hours on a machine
3 filling in a hole and the amount of work for that, that
4 expense is pretty huge. But it's a great use for that
5 property, it's a great use backing up to the residential here
6 that backs up to it. It's gonna be expensive to develop, but
7 I actually have a friend out there who recently did one of
8 these in another area and he's slammed full of RVs. Just
9 instantly filled up. So anyway, thank you again. So with
10 that, it looks like we've worked through everything we have
11 and I - so let's see, next meeting is January 16th, I think you
12 said.

13 KRAUSS: Yes, January 16, 2025.

14 BILLINGSLEY: Item number 4 is Call to the
15 Commission.

16 MENNENGA: And Call to the Commission.

17 MOONEY: If I may.

18 MENNENGA: Go ahead.

19 MOONEY: I would just like to thank the County staff
20 for the invitation to the retirement party for Gilbert. It
21 was a lot of fun, it was very nice to hear so many kind words
22 about him, and he will be missed. But I just wanted to say
23 thank you on behalf of the Commission.

24 SCHNEPF: I think we'll hear from him again.

25 MOONEY: Oh, I'm sure of that.

1 BILLINGSLEY: And thank you for your attendance, and
2 our past chairman also attended, so I thought that was very
3 nice.

4 MENNENGA: Commissioner Klob.

5 KLOB: As it relates to that, was it 3,200-3,500
6 acre development that's kind of coming on the next, is there
7 any way we can get a little bit more? You know, it sounds
8 like it's going to be a lot to it, can we get that a little
9 bit earlier than maybe our normal packets, just to start
10 digging into that one?

11 BILLINGSLEY: I wish I could say yes.

12 KLOB: I want to request if we can, that would be
13 great.

14 BILLINGSLEY: That's what I was going to say.
15 Harvey hears you loud and clear, and we'll do our best. I
16 think it's appropriate to just kind of give you a little bit
17 of background. This is a joint effort between Pinal County
18 and State Land, and it also involves the incorporation
19 committee for San Tan Valley. We didn't have the amount of
20 time that it typically takes to do a zoning case because of
21 the timing of the signatures and calling for the election for
22 San Tan Valley, and it's their intent to include that area as
23 part of that incorporation effort. So we are literally
24 battling on a day to day basis to try and get the document
25 ready for that meeting, and Harvey's working on that very

1 hard. I wish I could tell you that, yeah, we'll get it to you
2 early, but that may be challenging because we're shortening
3 our process in order to meet the time requirements that we
4 were provided. So I hope you understand that.

5 KLOB: Now, this is one of the projects that I think
6 you had referenced last meeting, and was a major land
7 something?

8 BILLINGSLEY: Yeah, this is a LMC - a large
9 metropolitan - LMPC - planning - large master planned
10 community - I'm sorry, my brain's kind of shot today, it's
11 been a long week. One thing that I would throw out, we always
12 want to help you guys get the information that you need, so
13 feel free, even though we may not be able to get it out early,
14 but feel free to contact us and we can kind of give you some
15 background with respect to the project, if that's something
16 that you desire. Prior to the packet getting out. And I know
17 Harvey would be glad to do that or myself.

18 MENNENGA: Yeah, anything we can - I mean that's a
19 big project and took a lot of a time. Anything we could get
20 would be helpful. I know you want to put it all together,
21 so... Okay, any other comments or anything? And so with that
22 said, a motion for adjournment?

23 KLOB: So moved.

24 MENNENGA: Second?

25 MOONEY: Second.

1 MENNENGA: Aye?

2 COLLECTIVE: Aye.

3 MENNENGA: All right. With that, wish everybody a
4 Merry Christmas, and a happy and prosperous New Year. So
5 we're adjourned.

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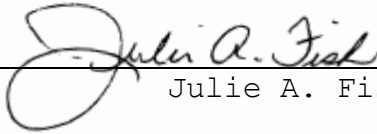
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Julie A. Fish