

PINAL COUNTY BOARD OF ADJUSTMENTS AND APPEALS  
(PO NUMBER 252269)

Regular Meeting

9:30 a.m.

Thursday, June 26, 2025

Pinal County Administrative Complex

Emergency Operations Center

85 North Street, Florence, Arizona

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ORIGINAL PREPARED FOR:  
PINAL COUNTY, ARIZONA

1 KENNEDY: Good morning everybody, and welcome to the  
2 Pinal County Board of Appeals and Adjustments. We'll call  
3 this meeting to order here at 9:30. A little housekeeping.  
4 If you guys have cell phones, please put them on silent. If  
5 you must take a phone call, please step outside. And I will  
6 look to staff, I guess we'll start with the roll call.

7 KRAUSS: Thank you. Good morning Chair, Chairman,  
8 and Members of the Board, members of the public. Chairman  
9 Kennedy.

10 KENNEDY: Present.

11 KRAUSS: Vice Chair Marsh.

12 MARSH: Here.

13 KRAUSS: Member Begeman.

14 BEGEMAN: Here.

15 KRAUSS: Member Mauller.

16 MAULLER: Here.

17 KRAUSS: Member Sanchez.

18 SANCHEZ: Present.

19 KRAUSS: We have a quorum.

20 KENNEDY: Perfect. Do you have any updates for us?

21 KRAUSS: Yes, just one announcement. Kendall Riley,  
22 over here to my right, has been with the planning division for  
23 a year and a half, been with the County about four years.  
24 She's recently taken a promotion with the County, so we'll  
25 still be able to see her and talk to her, but she's moved on

1 to greener pastures as document processing supervisor, so  
2 she'll be handling records for the County. But we really  
3 appreciate the service she's provided. She's done a great job  
4 and we all will miss her. So I just wanted to acknowledge  
5 that. Otherwise, I don't have anything else to report. Todd,  
6 did you have something? Anything?

7 WILLIAMS: No, I have nothing. Thanks.

8 KENNEDY: Sounds good, thank you everybody. All  
9 right, well then we will start with case BA-010-25 and  
10 Kendall's up. Your last one, I guess, huh?

11 RILEY: It is.

12 KENNEDY: At least it's an easy one.

13 RILEY: All right. I'm just waiting for my  
14 PowerPoint, but in the meantime, good morning Chair, Vice  
15 Chair, Members of the Board. My name's Kendall Riley, I am  
16 the planner for this case. The case number is BA-010-25.  
17 This is a request to allow the reduction of the minimum lot  
18 size from two acres to 1.33 acres in the Suburban Homestead  
19 zoning. Subject property is located west of the intersection  
20 of West Beverly Circle and Donald Drive, within Oracle,  
21 unincorporated Pinal County. Owner is Eddie Gutierrez and the  
22 applicant was Jessica Pacheco. Here's a County map showing  
23 the approximate location marked by the red star. An aerial  
24 map showing the surrounding development patterns within the  
25 area. Some directionals from the site posting we did on the

1 property. Vicinity map showing the surrounding zoning. As  
2 you can see, the entire subdivision is located within the SH  
3 zoning category. Here is the notification area for  
4 surrounding owners. Some items to consider. The subject  
5 property was created in a 1971 subdivision plat and it met  
6 County standards at the time. The requested use for a single  
7 family home is a permitted use in the zoning district SH.  
8 Parcels within the subdivision are similar in size, and the  
9 special circumstance for consideration is the variance is not  
10 considered self-imposed. And staff recommends approval. Any  
11 questions?

12 KENNEDY: Does anybody have any questions for staff?  
13 Nope?

14 SANCHEZ: Riley.

15 MAULLER: I do.

16 KENNEDY: Hang on. Member Sanchez, go ahead.

17 SANCHEZ: Okay. On this parcel, now this was  
18 platted back in 1971, correct?

19 RILEY: Yes.

20 SANCHEZ: So, again, it comes back to the County  
21 changing their ordinances and changing their provisions and  
22 all of that. So, you know, I know we're beating a dead horse,  
23 but it seems that we're getting a lot of these cases which,  
24 you know, in my opinion we need to just approve this and go  
25 along with our business. But thank you for your input and

1     thank you for your service with us.

2                 RILEY:   Thank you.

3                 SANCHEZ:   I appreciate what you've done for us.

4     Thank you, Mr. Chairman.

5                 KENNEDY:   Absolutely.   Member Mauller, you got a  
6     question?

7                 MAULLER:   Yeah, no, that's okay.

8                 KENNEDY:   I guess we're good.

9                 RILEY:   Thank you.

10                KENNEDY:   All right.   Would the applicant like to  
11     address the Board?   You don't have to, but it's totally up to  
12     you.   Nope?   All right, fair enough.   Then I will open up the  
13     public hearing portion for case BA-010-25 here at 9:35, if  
14     anybody would like to address this case from the Board - or  
15     from, sorry, from the floor.   Seeing nobody, I'll close it  
16     here at 9:35 and I'll entertain a motion.

17                MAULLER:   Mr. Chairman.

18                KENNEDY:   Your mic's not on.

19                MAULLER:   Turn that on.   Now you can hear me.

20                KENNEDY:   Member Mauller, go ahead.

21                MAULLER:   Okay, I move to conditionally approve case  
22     BA-010-25, to allow reduction in the minimum required lot area  
23     from 87,120 square feet (2 acres) as provided in Section  
24     2.30.020 and Section 2.30.030 of the PCDSC, to 57,934 square  
25     feet (1.33 acres) and applicable SH district development

1 standards to allow the installation of a manufactured home on  
2 a 1.33 acre parcel in the Suburban Homestead zone (SHE), and  
3 approve findings citing a minimum of three findings from A  
4 through F as set forth in above referred criteria, and per the  
5 following stipulations.

6 SANCHEZ: I second it.

7 KENNEDY: So what are your findings?

8 MAULLER: All of them.

9 KENNEDY: You're using A through F? Okay.

10 MAULLER: Yeah.

11 MARSH: There's no F, A through E.

12 MAULLER: A through E.

13 SANCHEZ: A through E.

14 KENNEDY: Thank you for catching that. All right,  
15 so it's been moved and seconded to approve case BA-010-25 with  
16 the findings of A through E, along with the three stipulations  
17 found in the staff report. Is there any further discussion?  
18 All those in favor signify by saying aye.

19 COLLECTIVE: Aye.

20 KENNEDY: Any opposed, like sign. All right, motion  
21 carries.

22 RILEY: Thank you.

23 KENNEDY: Thank you. Also, I'll add pursuant to ARS  
24 11-816, any person aggrieved in any manner by an action of the  
25 board of adjustments may appeal within 30 - oh, I almost had

1 it - may appeal within 30 days to the superior court and the  
2 matter shall be heard de novo. All right, next up we have  
3 case BA-017-25. Whenever you're ready. Good morning.

4 PANCHENKO: Good morning Chair, Vice Chair, Board  
5 Members. My name is Valentyn Panchenko, I'm planner. I'm  
6 here to present to BA case, BA-017-25. This is a request to  
7 allow a reduction in the minimum required lot area from 1.25  
8 acres to 1.1 acres in General Rural area. Location is west of  
9 Ak-Chin Indian Community. The applicant and the owner,  
10 Wright, Anna, she's present here today. Here's a general  
11 location. Here's area map. Aerial map, it's vacant land, the  
12 whole subdivision. Notice area. This is some pictures from  
13 the site and notices. So about the parcel and zoning history.  
14 In 1961, the subdivision Hidden Valley Ranchette was approved  
15 by the County. In 1962, County established the zoning  
16 ordinance with GR Zone. At that point of time, it was  
17 conforming to the ordinance requirements for the minimum lot  
18 size. Then in 1974, amendment to the ordinance that increases  
19 the minimum lot size for GR, and that's when that parcel  
20 became undersized. There was no history of splits of any kind  
21 of difference of the parcel size compared to the originally  
22 plotted, so parcel never changed its size and it's remained  
23 unbuildable as of today. Here is a map of approved  
24 subdivision and here's a aerial map for subdivision. It's the  
25 same as it was approved in 1961. There was no communication

1 of opposition received about this case. And the proposal is  
2 that applicant want to build a single family residence with  
3 accessory buildings on that site. Applicant can meet the  
4 requirements of GR, so there are no requests for amending the  
5 setbacks requirements. Here is a preliminary site plan for  
6 what they want to build up on the property. Taking into  
7 account that that lot became undersized by County actions,  
8 staff recommends approval of this case. Any questions to the  
9 staff?

10 KENNEDY: Anybody have any questions for staff?

11 Nope, I think we're good. Thank you. Would the applicant  
12 like to address the board? Okay, fair enough. So with that,  
13 I will open up the public hearing portion for case BA-017-25  
14 here at 9:40. And seeing nobody jumping up, I'll close it  
15 here at 9:40 and I'll entertain a motion.

16 MARSH: Mr. Chair.

17 KENNEDY: Vice Chair Marsh, turn your mic on please.  
18 Perfect.

19 MARSH: Yes, I move to conditionally approve case  
20 BA-017-25, a variance to Section 2.40.020 of the Pinal County  
21 Services Code, to allow a reduction in the minimum required  
22 lot area from 54,450 square feet to 49,916 square feet, and  
23 applicable development standards, to allow the construction of  
24 an accessory building on the property in question located in  
25 the General Rural zone. The move for approval is based on



1 findings A through F as presented in the staff report, and is  
2 subject to the stipulations listed in the staff report.

3 SANCHEZ: Second.

4 KENNEDY: All right, it's been moved and seconded to  
5 approve case BA 017-25, with the findings of A through F,  
6 along with the stipulations of 1 through 3. Is there any  
7 further discussion? All right, seeing none, all those in  
8 favor signify by saying aye.

9 COLLECTIVE: Aye.

10 KENNEDY: Any opposed, like sign. All right, motion  
11 carries. Thank you. I'll add pursuant to ARS 11-816, any  
12 person aggrieved in any matter by an action of a board of  
13 adjustments may appeal within 30 days to the superior court  
14 and matters shall be heard de novo. Do we have any further  
15 business?

16 KRAUSS: No sir.

17 KENNEDY: Perfect. Is there a motion to adjourn?

18 MAULLER: So move.

19 SANCHEZ: Second.

20 KENNEDY: All those in favor signify by saying aye.

21 COLLECTIVE: Aye.

22 KENNEDY: All right, motion carries. We were trying  
23 to beat a record. I think we did, it's 12 minutes.

24

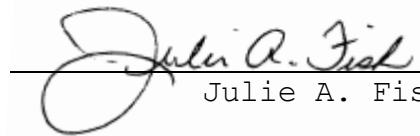
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7 the outcome hereof.

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Julie A. Fish

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