



PINAL COUNTY

WIDE OPEN OPPORTUNITY

**PINAL COUNTY BOARD OF SUPERVISORS
SPECIAL SESSION
MINUTES
Wednesday, August 11, 2021
9:30 AM**

BOARD OF SUPERVISORS

Chairman Stephen Q. Miller
Supervisor, District 3

Vice-Chairman Mike Goodman
Supervisor, District 2

Kevin Cavanaugh
Supervisor, District 1

Jeffrey McClure
Supervisor, District 4

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 Special Session Agenda](#)

and a Video Recording of this meeting can be viewed at:
[Click Here to View Video Recording](#)

The Pinal County Board of Supervisors convened at 9:30 a.m. this date. The meeting was called to order by Chairman Miller.

Members Present: Chairman Stephen Q. Miller; Supervisor Kevin Cavanaugh; Supervisor Jeffrey McClure; Supervisor Jeff Serdy

Members Absent: Vice-Chairman Mike Goodman

Staff Present: Deputy County Manager, Mary Ellen Sheppard; Chief Civil Deputy County Attorney, Chris Keller; Clerk of the Board, Natasha Kennedy and Deputy Clerk of the Board, Kelsey Pickard

- (1) Discussion/approval/disapproval of an amendment to the FY 22-24 Cooperative Agreements executed on July 7, 2021 with the communities of Eloy, Florence, and Mammoth for the U.S. Department of Housing and Urban Development (HUD) Urban County Qualification Process. Pinal County included reference to specific laws in the original agreement. HUD has requested this item be written verbatim. This language will replace item 8 in the agreement. (Heather Patel/Lori Pruitt)

Heather Patel, Grants Administrator, appeared before the Board and presented.

Supervisor Cavanaugh spoke regarding his concerns with the agreement.

Discussion held regarding the Cooperative Agreements by the following staff and Board members; Chris Keller, Chief Civil Deputy County Attorney; Heather Patel, Grants Administrator; and Chairman Stephen Q. Miller.

Further discussion held regarding the Board Agenda Process by the following staff and Board members; Chairman Stephen Q. Miller; Supervisor Kevin Cavanaugh; and Natasha Kennedy, Clerk of the Board.

Heather Patel further presented.

Item Action: Approved

Motion Made By: Supervisor McClure

Seconded By: Supervisor Serdy

To approve an amendment to the FY 22-24 Cooperative Agreements executed on July 7, 2021 with the communities of Eloy, Florence, and Mammoth for the U.S. Department of Housing and Urban Development (HUD) Urban County Qualification Process. Pinal County included reference to specific laws in the original agreement. HUD has requested this item be written verbatim. This language will replace item 8 in the agreement.

Motion Passed

Ayes: Cavanaugh, McClure, Miller, Serdy (4)

Absent: Goodman (1)

- (2) Work Session on the MLD and new parcel process. (Douglas Wolf)

Douglas Wolf, Assessor, appeared before the Board, introduced the item.

Supervisor Serdy spoke regarding the request for this presentation.

Douglas Wolf presented regarding the process to expand the Assessor's Office workforce to meet the demand of our customers, and parcel and parcel splits process.

Discussion held regarding how we can improve the process for the Assessor's Office.

Mary Ellen Sheppard, Deputy County Manager, presented regarding the recent due diligence done to update the county's recruitment process.

Item Action: Information Only

- (3) Work Session to discuss A.R.S. 11-584 and the ability to permit the Presiding Judge to appoint counsel in limited circumstances such as pre-indictment proceedings upon Board of Supervisor's authorization. (Cathryn Whalen/Kent Volkmer)

Kent Volkmer, County Attorney, appeared before the Board and presented.

Discussion held regarding the proposal to permit the Presiding Judge to appoint counsel in limited circumstances such as pre-indictment proceedings.

Cathryn Whalen, Public Defense Services Director, appeared before the Board and spoke regarding due process.

Item Action: Information Only

- (4) Work Session to discuss Environmental Health Code. (Tascha Spears)

Tascha Spears, Public Health Director, appeared before the Board and introduced the item.

Christopher Reimus, Public Health Services District Environmental Health Division Manager, appeared before the Board and presented.

Discussion held regarding the proposed changes to the Pinal County Environmental Health Code.

Chairman Miller directed staff to provide appropriate notice to the public and bring this item back before the Board for action.

Item Action: Information Only

- (5) Work Session on case PZ-PA-002-21, a Major Comprehensive Plan Amendment proposal requested by BOCA BN, LLC to re-designate 2,329± acres from High Intensity Activity Center, Moderate Low Density Residential (MLDR), and Major Open Space to Green Energy Production for a large scale PV Solar generation facility, north of Florence, Pinal County. Supervisor Districts #2 and #5. (Gilbert Olgin/Lester Chow)

Gilbert Olgin, Planner, appeared before the Board and presented.

Court Rich, appearing on behalf of the applicant with Rose Law Group, appeared before the Board and presented regarding the PV Solar generation facility.

Erik Ellis, BrightNight energy, appeared before the Board and presented regarding the project solar panel design.

Item Action: Information Only

- (6) Work Session on case PZ-PA-003-21, a Major Comprehensive Plan Amendment proposal requested by Enel Green Power North America to re-designate 1,882.03± acres from Moderate Low Density Residential (MLDR) to Green Energy Production and Major Open Space for a photovoltaic Solar Power Plant in southwestern Pinal County. Supervisor District #4. (Sangeeta Deokar/Lester Chow)

Sangeeta Deokar, Planner, appeared before the Board and presented.

Item Action: Information Only

- (7) Work Session on case PZ-PA-004-21, a Major Comprehensive Plan Amendment proposal requested by Arizona City Solar, LLC to re-designate 1,667± acres from Moderate Low Density Residential (MLDR), Moderate Density Residential (MDR), and High Density Residential (HDR) to Green Energy Production for a Solar Project, southwest of Arizona City, Pinal County. Supervisor District #4. (Brian Hurskainen/Lester Chow)

Brian Hurskainen, Planner, appeared before the Board and presented.

Item Action: Information Only

- (8) Work Session on case PZ-PA-005-21, a Major Comprehensive Plan Amendment proposal requested by Boulevard Associates, LLC to re-designate 1,251.7± acres from Moderate Low Density Residential (MLDR), Medium Density Residential (MDR), High Density Residential (HDR), General Public Facilities/Services, and General Commercial to Green Energy Production and General Public Facilities/Services, for a photovoltaic Solar Power Plant, south of Eloy, Pinal County. Supervisor District #1. (Sangeeta Deokar/Lester Chow)

Evan Evangelopoulos, Planner, appeared before the Board and presented.

Item Action: Information Only

- (9) Work Session on case PZ-C-002-21 in accordance with A.R.S. 11-813(D) and PCDSC 2.165.030.A and at the request of the Pinal County Community Development Department, zoning regulation amendment to Title 2 of the Pinal County Development Services Code to add Chapter 2.365: Large Master Planned Community Zoning District, to consider adding text to create a new zoning category to address developments that are over 2000 acres in size and feature: Planned multimodal transportation systems; Coordinated residential, commercial, industrial and public facility uses; the Chapter will contain application submittal requirements, provisions for plats and specific plan submittals and requirements for amending the plan. (Steve Abraham/Lester Chow)

Gilbert Olgin, Planner, appeared before the Board and introduced the item.

Matthew Klyszieko, Consultant with Michael Baker International, appeared before the Board and presented.

Discussion held regarding reducing the acreage by the following Board members; Chairman Stephen Q. Miller and Supervisor Cavanaugh.

Matthew Klyszieko advised he will take this back to the Planning and Zoning Commission for discussion.

Item Action: Information Only

11:45 a.m. – Chairman Miller adjourned the August 11, 2021, Special Session Meeting of the Board of Supervisors.

PINAL COUNTY BOARD OF SUPERVISORS



Stephen Q. Miller, Chairman

ATTEST:



Natasha Kennedy, Clerk of the Board

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

Approval of Minutes: August 25, 2021