



August 11, 2025

ATTN: Alex Hayes  
Withey Morris Baugh, PLC  
2525 E Arizona Biltmore Circle,  
Suite A-212  
Phoenix, AZ 85016

**Re: Planning Cases #PZ-012-25 & #PZ-PD-007-25**

Dear Applicant,

On August 06, 2025, the Pinal County Board of Supervisors approved a rezone case PZ-012-25 and a Planned Area Development overlay zoning district (PAD) case PZ-PD-007-25 as detailed in the application packet.

Enclosed, you will find an unofficial copy of the **Ordinance No. 2025-PZ-012-25** and **Ordinance No. 2025-PZ-PD-007-25**, duly signed by the Pinal County Board of Supervisors. For the official version of the Ordinance, please contact the Pinal County Recorder's Office.

Please contact the Pinal County Recorder's office to obtain the official copy of the ordinance and Pinal County Development Services Department to obtain further approval(s) or permits as may be required.

Thank you for your cooperation in this matter.

Sincerely,

Valentyn Panchenko  
Planner



# **PINAL COUNTY**

WIDE OPEN OPPORTUNITY

**PINAL COUNTY BOARD OF SUPERVISORS  
REGULAR SESSION  
ACTION SUMMARY  
Wednesday, August 6, 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**

Chairman Miller offered for the Invocation by Chaplain Donna Samoge and the pledge of allegiance by Vice-Chairman McClure.

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; Deputy County Attorney, Ian Daranyi; Clerk of the Board, Natasha Kennedy; and Deputy Clerk of the Board, Kelsey Pickard

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

**Item Action: Information Only**

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

**Item Action: Information Only**

3. Discussion/approval/disapproval of Purchasing Division Report August 06, 2025. (Traci Gorman/Angeline Woods)

**Item Action: Approved**

4. **CONSENT ITEMS:**  
All items indicated alphabetically below 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.

**CONSENT: CLERK OF THE BOARD**

- A. Discussion/approval/disapproval of Minutes from May 28, 2025, and June 4, 2025, Regular Meeting of the Board of Supervisors. (Natasha Kennedy)

**Item Action: Approved**

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

**Item Action: Approved**

- C. Discussion/approval/disapproval of the recommendation to the Arizona Department of Revenue for the Bingo License application, Class B, of San Manuel Elks Lodge #2007, to hold Bingo at 143 W. 8th Ave., San Manuel, Arizona 85631, on Fridays at 6:00 p.m. Additionally, authorizing the Clerk of the Board to execute and submit all necessary documents to the State. Supervisor District #4. (Natasha Kennedy)

**Item Action: Approved**

- D. Discussion/approval/disapproval of the recommendation to the Arizona Department of Liquor License and Control for the Special Event License Application of Craig Kurtz, for the Alumni & Friends (Vaquero Awards) 2025 Event to be held at the Central Arizona College Signal Peak Campus, Building I, Room I400 West & I401 East, located at 8470 N. Overfield Rd., Coolidge, Arizona on Saturday, November 22, 2025, from 4:00 p.m. to 7:00 p.m. Additionally, authorizing the Clerk of the Board to execute and submit all necessary documents to the State. Supervisor District #3. (Natasha Kennedy)

**Item Action: Approved**

- E. Discussion/approval/disapproval of the recommendation to the Arizona Department of Liquor License and Control for the Special Event License Application of Ileen Snoddy, for the Date with the Dutchman Beer and Brat Festival Event to be held at the Superstition Mountain Lost Dutchman Museum, located at 4087 East Apache Trail, Apache Junction, Arizona on Saturday, October 11, 2025, from 9:00 a.m. to 5:00 p.m. Additionally, authorizing the Clerk of the Board to execute and submit all necessary documents to the State. Supervisor District #5. (Natasha Kennedy)

**Item Action: Approved**

- F. Discussion/approval/disapproval of the recommendation to the Arizona Department of Liquor License and Control for the Special Event License Application of Ileen Snoddy, for the Mountains and Mimosas Event to be held at the Superstition Mountain Lost Dutchman Museum, located at 4087 East Apache Trail, Apache Junction, Arizona on Saturday, March 28, 2026, from 9:00 a.m. to 5:00 p.m. Additionally, authorizing the Clerk of the Board to execute and submit all necessary documents to the State. Supervisor District #5. (Natasha Kennedy)

**Item Action: Approved**

- G. Discussion/approval/disapproval of the appointments of the following members to the Transportation Advisory Committee:

- Kristena Dugan, Maricopa, AZ 85138. Term of service will be August 28, 2025, through August 27, 2029. Appointment by Supervisor Vitiello. Supervisor District #1.
- Lindsey Randall. Term of service will be September 11, 2025, through September 10, 2029. Appointment by Vice-Chairman McClure. Supervisor District #4. (Natasha Kennedy)

**Item Action: Approved**

- H. Discussion/approval/disapproval to accept a sponsorship from LG Energy Solution Arizona, Inc. for the Pinal County 150th Anniversary Birthday Bash to be held in October 2025, for \$20,000. The amount has been budgeted in the FY 25/26 budget. (Natasha Kennedy)

**Item Action: Approved**

- I. Discussion/approval/disapproval of the Tax Exemption Extension request received by the Assessor's Office for: Anthony Weber, Paula Copeland, William D. Brown, Marsha Boso, Karin Marden, Bruce Sahir Rafah, Paul Hoefs, Estherlita Jackson, Edward Montengro, John L. Straub, Yolanda M. Williams, Leonidas T. Williams, Donovan J. Robinson, Jerry D. Garlinger, Aline Pearson, Nancy Bell, Barbara Robson, Sandra J. Holmstrom, Robert W. Lewis, Joseph T. Clancy, Jerry W. Price, Wilson Jamal, Olga Cortes, Barbara Robson, Daniel Higgins, Donna L. McCoy, Suzette Cooper, Paul Roloff, and Thomas Noel to be allowed to file for widow/widowers and/or disabled persons or non-profit organization tax exemption pursuant to A.R.S. 42-1111. (Natasha Kennedy)

**Item Action: Approved**

- J. Discussion/approval/disapproval of the Proclamation proclaiming the month of August 2025 as "Child Support Awareness Month." (Natasha Kennedy)

**Item Action: Approved**

CONSENT: ECONOMIC & WORKFORCE DEVELOPMENT

- K. Discussion/approval/disapproval of the reappointment to the Pinal County Workforce Development Board: Jack Beveridge, of Empowerment Systems Inc. (Business Category). This reappointment has been reviewed, accepted, and recommended for approval by the Pinal County Workforce Development Board on June 26, 2025. Term of Service July 1, 2025, through June 30, 2027. (Joel Millman)

**Item Action: Approved**

CONSENT: DEVELOPMENT SERVICES | PUBLIC WORKS

- L. Discussion/approval/disapproval of Resolution No. 080625-GA25-001 accepting Real Property Donation Agreement between Wales Ranches, L.L.L.P., an Arizona limited liability limited partnership, acquired title as Wales Ranches Limited Partnership, a limited partnership, Donor, to Pinal County, a political subdivision of the State of Arizona, Donee, donating real property located in Section 28, Township 2 South, Range 8 East. Supervisor District #2. (GA25-001) (Celeste Garza/Joe Ortiz)

**Item Action: Approved**

- M. Discussion/approval/disapproval of Resolution No. 080625-RD25-001 accepting Drainage Easement from Snowdon Ocotillo, LLC, an Arizona limited liability company, as Grantor, to Pinal County, a political subdivision of the State of Arizona, as Grantee. Supervisor District #2. (RD25-001) (Celeste Garza/Joe Ortiz)

**Item Action: Approved**

- N. Discussion/approval/disapproval of Resolution No. 080625-RD25-002 releasing the current financial assurance Subdivision Improvement Performance Bond No. PB03010409252, associated Ware Farms Parcel 6, and accepting the Ten Percent Guarantee Bond No. PB03010409252-M, located in Section 33, Township 2 South, Range 8 East. Supervisor District #2. (RD25-002) (Christopher Wanamaker/Joe Ortiz)

**Item Action: Approved**

- O. Discussion/approval/disapproval of Resolution No. 080625-RD25-004 releasing the Ten Percent Guarantee Bond Maintenance Bond No. SUR0077815, associated with Combs Ranch Unit 1, located in Section 27, Township 2 South, Range 8 East. Supervisor District #2. (RD25-004) (Christopher Wanamaker/Joe Ortiz)

**Item Action: Approved**

- P. Discussion/approval/disapproval of Resolution No. 080625-RD25-007 releasing the current financial assurance Subdivision Improvement Performance Bond No. PB03010409250, associated Ware Farms Parcel 4 South, and accepting the Ten Percent Guarantee Bond No. PB03010409250-M, located in a portion of the land located in Section 33, Township 2 South, Range 8 East. Supervisor District #2. (RD25-007) (Christopher Wanamaker/Joe Ortiz)

**Item Action: Approved**

- Q. Discussion/approval/disapproval of Resolution No. 080625-RD25-010 releasing the current financial assurance Third Party Trust Assurance Agreement No. 60,552, associated with The Quarters At Queen Creek-Parcel A, and accepting the Ten Percent Guarantee Bond No. SBP150790\_106, located in Section 30, Township 2 South, Range 8 East. Supervisor District #2. (RD25-010) (Christopher Wanamaker/Joe Ortiz)

**Item Action: Approved**

- R. Discussion/approval/disapproval of Resolution No. 080625-RD25-011 releasing the current financial assurance Third Party Trust Assurance Agreement No. 60,552, associated with The Quarters At Queen Creek-Parcel B, and accepting the Ten Percent Guarantee Bond No. SBP150790\_107, located in Section 30, Township 2 South, Range 8 East. Supervisor District #2. (RD25-011) (Christopher Wanamaker/Joe Ortiz)

**Item Action: Approved**

- S. Discussion/approval/disapproval of Resolution No. 080625-GA25-002 approving a Special Warranty Deed for the sale of Real Property between Pinal County (Grantor) and Randolph United Council, an Arizona non-profit corporation (Grantee), located in Supervisor District #3. (GA25-002) (Joe Ortiz)

**Item Action: Approved**

- T. Discussion/approval/disapproval of Resolution No. 080625-RD25-008 authorizing the sale of County owned right of way known as Frye Road, Section 31, Township 1 South, Range 8 East. Supervisor District #3. (RD25-008) (Joe Ortiz)

**Item Action: Approved**

- U. Discussion/approval/disapproval of Resolution No. 080625-RD25-009 authorizing the sale of County owned right of way known as McKenzie Road. Section 31, Township 1 South, Range 8 East. Supervisor District #3. (RD25-009) (Joe Ortiz)

**Item Action: Approved**

- V. Discussion/approval/disapproval of a Termination Letter for the Intergovernmental Agreement between Pinal County and the City of Coolidge, through the Pinal County Board of Supervisors beginning March 25, 2020, ending August 25, 2025. Although this Agreement is set to expire August 25, 2025, approval from the Pinal County Board of Supervisors for sending a thirty-day notice of intent to terminate is required. A new Intergovernmental Agreement for similar services is expected to be presented to the Pinal County Board of Supervisors after the thirty-day notice of intent to terminate has been provided. Supervisor District #3. (RD25-015) (Jim Higginbotham/Joe Ortiz)

**Item Action: Approved**

- W. Discussion/approval/disapproval of a Termination Letter for the Intergovernmental Agreement between Pinal County and City of Casa Grande, through the Pinal County Board of Supervisors beginning May 30, 2018, ending August 25, 2025. Although this Agreement is set to expire August 25, 2025, approval from the Pinal County Board of Supervisors for sending a thirty-day notice of intent to terminate is required. A new Intergovernmental Agreement for similar services is expected to be presented to the Pinal County Board of Supervisors after the thirty-day notice of intent to terminate has been provided. Supervisor District #3. (RD25-016) (Jim Higginbotham/Joe Ortiz)

**Item Action: Approved**

- X. Discussion/approval/disapproval of a Termination Letter for the Intergovernmental Agreement between Pinal County and Town of Florence, through the Pinal County Board of Supervisors beginning October 31, 2018, ending August 28, 2025. Although this Agreement is set to expire August 28, 2025, approval from the Pinal County Board of Supervisors for sending a thirty-day notice of intent to terminate is required. A new Intergovernmental Agreement for similar services is expected to be presented to the Pinal County Board of Supervisors after the thirty-day notice of intent to terminate has been provided. Supervisor District #4. (RD25-013) (Jim Higginbotham/Joe Ortiz)

**Item Action: Approved**

- Y. Discussion/approval/disapproval of a Final Plat for Richardson Re-Plat, approximately 2.784 acres of Pasion En La Colina Del Cascabel. Supervisor District #5. (FP25-017) (Christopher Wanamaker/Joe Ortiz)

**Item Action: Approved**

- Z. Discussion/approval/disapproval of Resolution No. 080625-RD25-005 releasing the current financial assurance Third Party Trust Assurance Agreement No. 2401, associated with Entrada Del Oro Unit 2-Parcel 1A-1, and accepting the Ten Percent Guarantee Bond No. 024285859, located in Section 30, Township 1 South, Range 10 East. Supervisor District #5. (RD25-005) (Christopher Wanamaker/Joe Ortiz)

**Item Action: Approved**

- AA. Discussion/approval/disapproval of a Termination Letter for the Intergovernmental Agreement between Pinal County and City of Apache Junction, through the Pinal County Board of Supervisors beginning July 25, 2018, ending August 25, 2025. Although this Agreement is set to expire August 25, 2025, approval from the Pinal County Board of Supervisors for sending a thirty-day notice of intent to terminate is required. A new Intergovernmental Agreement for similar services is expected to be presented to the Pinal County Board of Supervisors after the thirty-day notice of intent to terminate has been provided. Supervisor District #5. (RD25-014) (Jim Higginbotham/Joe Ortiz)

**Item Action: Approved**

CONSENT: COUNTY ATTORNEY

- AB. Discussion/approval/disapproval to accept an award agreement under the FY2026 Arizona Auto Theft Vertical Prosecution program between the Arizona Automobile Theft Authority and Pinal County through the Pinal County Board of Supervisors, beginning July 1, 2025, ending June 30, 2026, for \$340,218. This grant will be used by the Pinal County Attorney's Office for the Auto Theft Unit that will work with local, state and federal law enforcement agencies to investigate and prosecute vehicle theft and related crimes. Funds will continue to cover a portion of two attorney positions and one legal support staff. (Brad Miller)

**Item Action: Approved**

- AC. Discussion/approval/disapproval to accept award agreement VC-26-012 under the FY2026 Victim Compensation Program between the Arizona Criminal Justice Commission and Pinal County through the Pinal County Board of Supervisors, beginning July 1, 2025, to June 30, 2026, for \$432,497. The Pinal County Attorney's Office will use this grant to continue funding a Victim Compensation Coordinator and to provide victim compensation benefits through the Victim Compensation Program Unit under the Victim Services Division. Acceptance approves an amendment to the FY 25/26 budget to transfer reserve appropriation from Fund 213 (Grants/Project Contingency) to Fund 187 (Atty/Victim Compensation-Fed) to increase revenue and expenditure appropriations. There is no impact on the General Fund. (Brad Miller)

**Item Action: Approved**

- AD. Discussion/approval/disapproval for Pinal County to opt in and accept the Sandoz Subdivision Opioid Settlement and authorize the Chairman to execute all necessary documents, including the Sandoz Subdivision Participation Form. (Ian Daranyi/Brad Miller)

**Item Action: Approved**

- AE. Discussion/approval/disapproval to authorize the Pinal County Attorney's Office to take all lawful and necessary action to enforce all violations of the International and Property Maintenance Code(s) as adopted by Pinal County, the Pinal County Environmental Health Code, any applicable National Fire Protection Association standards, and all Titles of the Pinal County Development Services Code ("PCDSC"), up to and including filing a complaint and other pleadings in Superior Court, utilizing appropriate resources to remedy the violations, and filing liens for the cost of recovery. The Property is located at 4516 N. Elephant Butte Rd., Queen Valley, AZ 85118 in Supervisor District #5. (Ian Daranyi/Brad Miller)

**Item Action: Approved**

CONSENT: SHERIFF

- AF. Discussion/approval/disapproval of Cancellation of Agreement of School Safety Interoperability Communication Project with Mutualink. (Traci Gorman/Bryan Harrell/Ross Teeple)

**Item Action: Approved**

- AG. Discussion/approval/disapproval of a retroactive submission of a grant application to the Arizona Department of Public Safety's FY26 Local Border Support program for \$1,675,275. This grant will be used by the Sheriff's Office to support personnel costs incurred by the Anti-Smuggling Unit (ASU) and to purchase ASU-related surveillance equipment. (Ross Teeple)

**Item Action: Approved**

- AH. Discussion/approval/disapproval for Sergeant Charles Gaston S51/2026 who will be retiring from the Pinal County Sheriff's Office (PCSO), effective July 30, 2025. Sergeant Gaston has requested that, in compliance with established precedence and protocol, he be permitted to purchase his PCSO issued duty weapon, identified as Glock 17 at \$25. The fair market value for the Glock 17 is approximately \$420. Purchase of issued weapon 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 duty weapon at a price determined by the administrator of the agency. (Ross Teeple)

**Item Action: Approved**

- AI. Discussion/approval/disapproval of Intergovernmental Agreement (IGA) for Public Safety Camera Placement between Pinal County on behalf of the Pinal County Sheriff's Office (PCSO) and the City of Eloy. The purpose of this IGA is to establish each party's respective rights and obligations for the placement of PCSO Public Safety Cameras ("PSCs") within Eloy City Limits. No exchange of funds is expected between the parties under this agreement. (Ross Teeple)

**Item Action: Approved**

- AJ. Discussion/approval/disapproval of Intergovernmental Agreement (IGA) between Pinal County on behalf of the Pinal County Sheriff's Office (PCSO) and the Town of Florence on behalf of the Florence Police Department (FPD) for Police Motorcycle Training. The purpose of this IGA is to permit certified peace officers from PCSO and FPD to participate in or receive Police Motorcycle Training sponsored or conducted by PCSO. (Ross Teeple)

**Item Action: Approved**

CONSENT: COURTS

- AK. Discussion/approval/disapproval of a budget amendment to move the Law Library budget capacity from the Superior Court to the Conciliation Court, as the services will be managed by the Conciliation Court. Acceptance approves an amendment to the FY 25/26 budget and transfers budget capacity from Superior Court cost center 2600174 (SC-Court User Access-Law Lib) to Conciliation Court cost center 2630501 (CC-Court User Access Law Lib). There is no Impact on the General Fund. (Todd Zweig)

**Item Action: Approved**

5. Meeting of the Pinal County Flood Control District Board of Directors. (Christopher Wanamaker/Joe Ortiz)

**Item Action: Convened into the Pinal County Flood Control District Agenda**

6. Meeting of the Pinal County Library District Board of Directors. (Shawn Flecken/Cathryn Whalen)

**Item Action: Convened into the Pinal County Library District Agenda**

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

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

8. 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](#)

**Item Action: Public Comments**

9. **Public Hearing** and discussion/approval/disapproval of the request by the Justice Courts in Pinal County to repeal and replace Ordinance No. 050615-JCFS Pinal County Justice Court Public Service Fee Schedule Ordinance, Ordinance No. 080625-JCFS. (Shaun Babeu)

**Item Action: Approved**

10. **Public Hearing** and discussion/approval/disapproval of Resolution No. 080625-RD25-006 accepting the establishment of Hughes Street located in Section 10, Township 6 South, Range 8 East, Pinal County, as a County Highway. Supervisor District #3. (RD25-006) (Christopher Wanamaker/Joe Ortiz)

**Item Action: Approved**

11. **Public Hearing** and discussion/approval/disapproval of Resolution No. 080625-RD25-012, a Resolution ordering the abandonment and extinguishment of a portion of Sweetwater Road. Supervisor District #4. (RD25-012) (Celeste Garza/Joe Ortiz)

**Item Action: Approved**

12. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-012-25, an Ordinance approving case PZ-012-25; Alex Hayes, Withey Morris Baugh, PLC (applicant/agent), on behalf of landowners - Rhodes Brian Scott & April Beth, requesting an approval of a rezone from General Rural (GR) to Industrial (I-3) zoning district on 351.8± acres to develop thermal gas-fired generation and Battery Energy Storage System, situated on portions of Sections 1, and 12, Township 07S, Range 04E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 500-12-007A, 500-12-007B, 500-17-004A, 500-17-004B, 500-17-005, and 500-17-006B located south of Selma Highway, north of I-8, and 1.5 miles south of the city of Casa Grande in unincorporated area of Pinal County. The Planning Commission recommended approval (7-0) of case PZ-012-25 with one (1) stipulation. Supervisor District #1. (Valentyn Panchenko/Dedrick Denton)

**Item Action: Approved as presented with 1 Stipulation**

13. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-PD-007-25, an Ordinance approving case PZ-PD-007-25; Alex Hayes, Withey Morris Baugh, PLC (applicant/agent), on behalf of landowners - Rhodes Brian Scott & April Beth, requesting an approval of a Planned Area Development (PAD) Overlay District on 351.8± acres to apply proposed developments standards to thermal gas-fired generation and Battery Energy Storage System, situated on portions of Sections 1, and 12, Township 07S, Range 04E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 500-12-007A, 500-12-007B, 500-17-004A, 500-17-004B, 500-17-005, and 500-17-006B located south of Selma Highway, north of I-8, and 1.5 miles south of the city of Casa Grande in unincorporated area of Pinal County. The Planning Commission recommended approval (7-0) of case PZ-PD-007-25 with twelve (12) stipulations. Supervisor District #1. Valentyn Panchenko/Dedrick Denton)

**Item Action: Approved as presented with 12 Stipulations**

14. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-PD-001-25, an Ordinance approving case PZ-PD-001-25; Rose Law Group PLC, Agent, Wolff Enterprises III LLC, applicant, 93rd St Crane LLC, Landowner, requesting approval of a Planned Area Development Overlay District (PAD) Amendment to remove ±12.45 acres from the overall ±1,327 acres of the existing Circle Cross PAD overlay district established under PZ-PD-009-00B; situated in Section 31, Township 2 South, Range 8 East Gila & Salt River Baseline & Meridian, tax parcel 104-22-013R (legal on file), located at the northeast corner of Gantzel Rd and Algarve Place in San Tan Valley, unincorporated Pinal County. The Planning and Zoning Commission recommended approval (5-3) of case PZ-PD-001-25 with five (5) stipulations. **(Applicant requesting continuance to September 17, 2025, Regular Meeting)** Supervisor District #2. (Patrick Zaia-Roberts/Dedrick Denton)

**Item Action: Remand back to the Planning and Zoning Commission**

15. **Public Hearing** and discussion/approval/disapproval of Resolution No. 2025-PZ-PA-002-25, a Resolution approving case PZ-PA-002-25; Rose Law Group PLC, Agent, Wolff Enterprises III LLC, applicant, 93rd St Crane LLC, Landowner, requesting approval of a Minor Comprehensive Plan Amendment to the San Tan Valley Special Area Plan amending the land use designations from Community Center to Urban Center on a total of ±12.45 acres, situated in Section 31, Township 2 South, Range 8 East Gila & Salt River Baseline & Meridian, tax parcel 104-22-013R (legal on file), located at the northeast corner of Gantzel Rd and Algarve Place in San Tan Valley, unincorporated Pinal County. The Planning and Zoning Commission made no recommendation for case PZ-PA-002-25 presented with no stipulations following two failed motions for approval (4-4) and denial (3-5). **(Applicant requesting continuance to September 17, 2025, Regular Meeting)** Supervisor District #2. (Patrick Zaia-Roberts/Dedrick Denton)

**Item Action: Remand back to the Planning and Zoning Commission**

16. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-002-25, an Ordinance approving case PZ-002-25; Rose Law Group PLC, Agent, Wolff Enterprises III LLC, applicant, 93rd St Crane LLC, Landowner, requesting approval of a rezone from ±12.45 acres of General Business (CB-2) to ±10.9 acres Multiple Residence (MR) and ±1.56 acres Community Commercial (C-2) to develop a 240 unit multi-family residential community with a mixed use commercial property; situated in Section 31, Township 2 South, Range 8 East Gila & Salt River Baseline & Meridian, tax parcel 104-22-013R (legal on file), located at the northeast corner of Gantzel Rd and Algarve Place in San Tan Valley, unincorporated Pinal County. The Planning and Zoning Commission offered no recommendation on case PZ-002-25, presented with two (2) stipulations following a failed motion for denial (4-4). (**Applicant requesting continuance to September 17, 2025, Regular Meeting**) Supervisor District #2. (Patrick Zaia-Roberts/Dedrick Denton)

**Item Action: Remand back to the Planning and Zoning Commission**

17. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-PD-002-25, an Ordinance approving case PZ-PD-002-25; Rose Law Group PLC, Agent, Wolff Enterprises III LLC, applicant, 93rd St Crane LLC, Landowner, requesting approval of a Planned Area Development Overlay District (PAD) to apply ±10.9 acres MR/PAD and ±1.56 acres C-2/PAD zoning and to allow amended developments standards to develop a 240 unit multi-family residential community with a mixed use commercial property; situated in Section 31, Township 2 South, Range 8 East G&SRB&M, tax parcel 104-22-013R (legal on file), located at the northeast corner of Gantzel Rd and Algarve Place in San Tan Valley, unincorporated Pinal County. The Planning and Zoning Commission provided no recommendation of case PZ-PD-002-25 presented with 12 stipulations, following a failed motion for approval (3-5). (**Applicant requesting continuance to September 17, 2025, Regular Meeting**) Supervisor District #2. (Patrick Zaia-Roberts/Dedrick Denton)

**Item Action: Remand back to the Planning and Zoning Commission**

18. **Public Hearing** and discussion/approval/disapproval of case CSR-008-25; Maggie Najera, All American Flagpoles LLC (applicant/agent), on behalf of landowner -- CND-WARE FARMS LLC, requesting approval for a comprehensive sign package to allow the installation of a 60-foot-high American flagpole at a temporary Sales Office Model Homes Complex within the Ware Farms Residential Subdivision, on an approximately 0.48± acre area in the R-7 Single Residence Zone; situated in a portion of Section 33, Township 2 South, Range 8 East, of the Gila & Salt River Base & Meridian, tax parcels 109-58-0120, 109-58-0130, 109-58-0530 (Legal on file), located to the south-east of intersection E. Combs Rd. and N. Kenworthy Rd., and to the north-east of intersection N. Kenworthy Rd. and E. Hash Knife Draw Rd. in San Tan Valley area, unincorporated Pinal County, AZ. The Sign Review Committee recommended approval (3-0) of case CSR-008-25 with two (2) stipulations. Supervisor District #2. (Valentyn Panchenko/Dedrick Denton)

**Item Action: Approved as presented with 2 Stipulations**

19. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-008-25, an Ordinance approving case PZ-008-25; Greg Davis, Iplan Consulting (agent), MJB Acquisition LLC (applicant), on behalf of landowner -- Marguerite Kelly Clark, requesting an approval of a rezone from General Rural (GR) to General Commercial (C-3) zoning district on 9.94± acres to develop an outdoor storage facility, situated in portion of Section 02, Township 04S, Range 08E, tax parcel 200-58-004F (legal on file) located 1.75 miles to the east of intersection E Hunt Hwy & E Arizona Farms Rd, northwest of City of Florence, in the unincorporated Pinal County. The Planning Commission recommended approval (7-0) of case PZ-008-25 with one (1) stipulation. Supervisor District #4. (Valentyn Panchenko/Dedrick Denton)

**Item Action: Approved as presented with 1 Stipulation**

20. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-PD-005-25, an Ordinance approving case PZ-PD-005-25; Greg Davis, Iplan Consulting (agent), MJB Acquisition LLC (applicant), on behalf of landowner -- Marguerite Kelly Clark, requesting an approval of a Planned Area Development (PAD) Overlay District on 9.94± acres to apply proposed developments standards to an outdoor storage facility, situated in portion of Section 02, Township 04S, Range 08E, tax parcel 200-58-004F (legal on file) located 1.75 miles to the east of intersection E Hunt Hwy & E Arizona Farms Rd, northwest of City of Florence, in the unincorporated Pinal County. The Planning Commission recommended approval (7-0) of case PZ-PD-005-25 with eleven (11) stipulations. Supervisor District #4. (Valentyn Panchenko/Dedrick Denton)

**Item Action: Approved as presented with 11 Stipulations**

21. **Public Hearing** and discussion/approval/disapproval of Resolution No. 2025-SUP-006-25, a Resolution approving case SUP-006-25; Greg Davis, Iplan Consulting (agent), MJB Acquisition LLC (applicant), on behalf of landowner -- Marguerite Kelly Clark, requesting an approval of a Special Use Permit (SUP) to operate an outdoor storage facility for construction-related materials and vehicles, on 9.94± acres situated in portion of Section 02, Township 04S, Range 08E, tax parcel 200-58-004F (legal on file) located 1.75 miles to the east of intersection E. Hunt Hwy. & E. Arizona Farms Rd., northwest of City of Florence, in the unincorporated Pinal County. The Planning Commission recommended approval (7-0) of case SUP-006-25 with eight (8) stipulations. Supervisor District #4. (Valentyn Panchenko/Dedrick Denton)

**Item Action: Approved as presented with 8 Stipulations**

22. **Public Hearing** and discussion/approval/disapproval of Resolution No. 2025-SUP-020-24, a Resolution approving case SUP-020-24; Jessica Sarkissian, Upfront Planning & Entitlements LLC, applicant, on behalf of MAS LAND LLC, owner, is requesting approval of a Special Use Permit to operate a motocross park on approximately 120.83± acres, situated in a portion of Section 14, Township 07 South, Range 05 East, Gila Salt River Base & Meridian, tax parcels 511-13-001L and 511-13-001M, and generally located a half a mile south of Interstate 8, in the southeast corner of S. Sisler Road and W. Hanna Rd., near Casa Grande, in unincorporated Pinal County. The Planning Commission recommended approval (8-0) of case SUP-020-24 with twenty (20) stipulations. Supervisor District #3. (Glenn Bak/Dedrick Denton)

**Item Action: Approved as presented with 20 Stipulations**

23. **Public Hearing** and discussion/approval/disapproval of Resolution No. 2025-SUP-002-25, a Resolution approving case SUP-002-25; Jessica Sarkissian, agent, on behalf of Brandon & Breck Kruger & Sterling Star LLC, owners, are requesting approval of a Special Use Permit (SUP) to allow equestrian training and events, on 12.48± acres, situated on a portion of section 8, T07S, R08E, G&SRB&M (legal on file) tax parcels: 401-48-0880, 401-48-086A, & 401-48-086B, and generally located southeast of E. Cornman Rd. and S. Margaret Ave., in unincorporated Pinal County. The Planning Commission recommended approval (9-0) of case SUP-002-25 with fourteen (14) stipulations. Supervisor District #4. (Glenn Bak/Dedrick Denton)

**Item Action: Approved as presented with 14 Stipulations**

24. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-PD-019-24-Amended, an Ordinance amending 2025-PZ-PD-019-24 by correcting defective legal description and scrivener's error. If approved, all remaining provisions of the Original Ordinance shall remain unchanged and in full force and effect. Supervisor District #5. (Patrick Zaia-Roberts/Dedrick Denton)

**Item Action: Approved as presented**

25. Executive Session pursuant to A.R.S. 38-431.03(A)(3) for legal advice regarding the Uniformed and Overseas Citizens Absentee Voting Act (UOCAVA) voter services system obtained by the Arizona Secretary of State's Office. (Dana Lewis/Brad Miller)

**Item Action: Convened into Executive Session**

26. Executive Session pursuant to A.R.S. 38-461.03(A)(3)(4) for legal advice and discussions concerning Purdue Pharma's Bankruptcy Plan and the Governmental Entities Settlement Agreement (GESA). (Ian Daranyi/Brad Miller)

**Item Action: Convened into Executive Session**

27. Discussion/approval/disapproval of acceptance of the Thirteenth Amended Joint Chapter 11 Plan of Reorganization of Purdue Pharma L.P. and its Affiliated Debtors (the "Plan") and participation in the Governmental Entities Settlement Agreement (the GESA) and authorize the Board Chairman to execute all necessary documents including the Direct Settlement Participation form as discussed in Executive Session August 6, 2025. (Ian Daranyi/Brad Miller)

**Item Action: Approved**



DATE/TIME: 08/07/2025 0915  
FEE: \$0.00  
PAGES: 6  
FEE NUMBER: 2025-063864

When recorded return to:  
Clerk of the Board  
P.O. Box 827  
Florence AZ 85132

**ORDINANCE NO. 2025-PZ-012-25**

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR CERTAIN PROPERTY LOCATED SOUTH OF SELMA HIGHWAY AND NORTH OF I-8 IN PINAL COUNTY, ARIZONA (TAX PARCELS NUMBER 500-12-007A, 500-12-007B, 500-17-004A, 500-17-004B, 500-17-005, AND 500-17-006B) FROM GR GENERAL RURAL ZONE TO I-3 INDUSTRIAL ZONING DISTRICT, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-012-25; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, the Pinal County Board of Supervisors (the "**Board**") is authorized pursuant to Arizona Revised Statutes § 11-814 to rezone property in order to conserve and promote the public health, safety, convenience and general welfare; and,

WHEREAS, on April 7, 2025, the Pinal County Community Development Department (the "**Department**") received an application from Alex Hayes, Withey Morris Baugh PLC, as agent/applicant for landowners Rhodes Brian Scott & April Beth, with respect to property located south of Selma Highway and north of I-8 (tax parcels 500-12-007A, 500-12-007B, 500-17-004A, 500-17-004B, 500-17-005, AND 500-17-006B); legally described in the attached **Exhibit "A"** (the "**Property**") to rezone the Property from GR General Rural Zone to I-3 Industrial Zoning District (the "**Rezoning Application**"); and,

WHEREAS, on July 7, 2025, the Pinal County Planning and Zoning Commission (the "**Commission**") held a public hearing on the Rezoning Application (which the Department designated as Case No. PZ-012-25), giving no less than 15-days' notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed rezoning; and,

WHEREAS, following the public hearing, the Commission voted 7 to 1 in favor of forwarding a recommendation of approval of the Rezoning Application to the Board with one (1) stipulation of approval set forth in the attached **Exhibit "B"** (the "**Stipulation of Approval**"); and

WHEREAS, the Board finds that the request to rezone the Property as set forth in the Rezoning Application, subject to the Stipulation of Approval and as presented to the Board, is in the best interest of Pinal County and is consistent with and conforms to the adopted comprehensive plan and the general purposes of Pinal County's Zoning Ordinance.

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**ORDINANCE NO. 2025-PZ-012-25 (Continued)**


NOW, THEREFORE, BE IT ORDAINED by the Pinal County Board of Supervisors as follows:

**Section 1:** The Rezoning Application requesting to rezone the Property legally described and depicted in the attached **Exhibit "A"** from GR General Rural Zone to I-3 Industrial Zoning District is hereby approved subject to the Stipulation of Approval set forth in the attached **Exhibit "B"**.

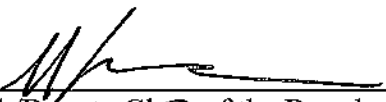
**Section 2:** This Ordinance shall take effect 30 days after the date of its adoption.

**Section 3:** This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

PASSED AND ADOPTED this 6<sup>th</sup> day of August, 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.

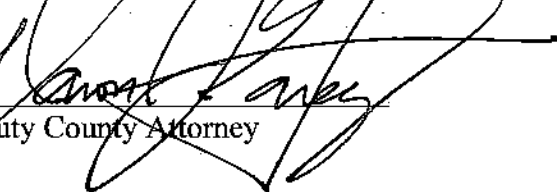
  
Chairman of the Board

ATTEST:

  
Clerk/Deputy Clerk of the Board



APPROVED AS TO FORM:

  
Deputy County Attorney

**EXHIBIT A  
TO  
ORDINANCE NO. 2025-PZ-012-25**

**LEGAL DESCRIPTION**

PARCEL 1:

LOTS 16 AND 17, SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL 2:

THE SOUTH HALF OF LOT 15, SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL 3:

LOTS 1, 2, 3 AND 12, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL 4:

A PORTION OF PARCEL "4" OF RECORD OF SURVEY, FEE NO. 2018-013159 LOCATED WITHIN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH REBAR MARKING THE NORTH QUARTER CORNER OF SAID SECTION 12, FROM WHICH A BRASS CAP IN HAND-HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 12 BEARS SOUTH 89 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 7901.41 FEET, AND FROM WHICH A GENERAL LAND OFFICE BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 12 BEARS NORTH 89 DEGREES 57 MINUTES 53 SECONDS WEST, A DISTANCE OF 2641.13 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 21 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 12, A DISTANCE OF 2640.92 FEET TO A FOUND 1/2-INCH REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE AFFIXED WITH TAG STAMPED R.L.S. #49864, MARKING THE NORTHWEST CORNER OF SAID PARCEL "4" AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 57 MINUTES 21 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 12, A DISTANCE OF 1320.57 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. 49864;

**EXHIBIT A (Continued)**

THENCE SOUTH 00 DEGREES 06 MINUTES 15 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID PARCEL "4", A DISTANCE OF 1320.81 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES 57 MINUTES 08 SECONDS WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL "4", A DISTANCE OF 169.92 FEET TO A FOUND 1/2-INCH REBAR WITH ORANGE PLASTIC CAP STAMPED R.L.S. #42017;

THENCE NORTH 60 DEGREES 28 MINUTES 44 SECONDS WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL "4", A DISTANCE OF 1321.04 FEET TO A FOUND 1/2-INCH REBAR WITH TAG STAMPED R.L.S. #42017;

THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 67.23 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES 02 MINUTES 40 SECONDS EAST, A DISTANCE OF 520.37 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES 57 MINUTES 44 SECONDS WEST, A DISTANCE OF 66.63 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES 06 MINUTES 35 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID PARCEL "4", A DISTANCE OF 150.39 FEET TO A FOUND 1/2-INCH REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE AFFIXED WITH TAG STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING.

**PARCEL 5:**

THAT PART OF LOTS 9 AND 10, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

STARTING AT THE EXTREME NORTHEAST CORNER OF LOT 10 AND RUNNING 1490 FEET ALONG THE NORTH LINE OF LOTS 9 AND 10;

THENCE RUNNING IN A SOUTHEASTERLY DIRECTION UNTIL THE EAST LINE OF LOT 10, IS INTERSECTED 750 FEET SOUTH OF THE EXTREME NORTHEAST CORNER OF LOT 10;

THENCE RUNNING NORTH ALONG THE EAST LINE OF LOT 10 FOR A DISTANCE OF 750 FEET TO THE PLACE OF BEGINNING, SAID TRACT BEING A TRIANGLE.

**EXHIBIT A (Continued)**

PARCEL 6:

THAT PART OF LOTS 11, 13 AND 14, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, LYING NORTH OF A LINE EXTENDING FROM A POINT ON THE WEST LINE OF SAID LOT 11, WHICH IS 570 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 11, TO A POINT ON THE EAST LINE OF SAID LOT 13, WHICH IS 825 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 13;

EXCEPTING AND RESERVING TO THE UNITED STATES OF AMERICA ALL THE COAL AND OTHER MINERALS IN THE LANDS SO ENTERED AND PATENTED;

TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME, PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT, 862), AS SET FORTH IN THE PATENT TO SAID LAND;

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED PARCEL FROM PARCELS 3 AND 6 ABOVE;

THAT PORTION OF LOTS 12 AND 13, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12;

THENCE SOUTH 00 DEGREES 15 MINUTES EAST ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 317.29 FEET TO THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 5 EAST;

THENCE SOUTH 00 DEGREES 12 MINUTES EAST 665.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 48 MINUTES WEST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES WEST, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

**EXHIBIT B  
TO  
ORDINANCE NO. 2025-PZ-012-25**

**[Stipulations of Approval]**

1. Approval of this zone change (PZ-012-25) shall require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.



When recorded return to:  
Clerk of the Board  
P.O. Box 827  
Florence AZ 85132

DATE/TIME: 08/07/2025 0915  
FEE: \$0.00  
PAGES: 7  
FEE NUMBER: 2025-063865

**ORDINANCE NO. 2025-PZ-PD-007-25**

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS, APPROVING A PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT (PAD) FOR CERTAIN PROPERTY LOCATED SOUTH OF SELMA HIGHWAY AND NORTH OF I-8 IN PINAL COUNTY, ARIZONA (TAX PARCELS NUMBER 500-12-007A, 500-12-007B, 500-17-004A, 500-17-004B, 500-17-005, AND 500-17-006B) CONSISTING OF 351.8± ACRES, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PD-007-25; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, in order to conserve and promote the public health, safety, convenience and general welfare, and consistent with its authority to rezone property pursuant to Arizona Revised Statutes § 11-814, the Pinal County Board of Supervisors (the "**Board**") is authorized pursuant to Pinal County Development Services Code ("**PCDSC**") Chapter 2.176 to approve a Planned Area Development Overlay Zoning District ("**PAD**") to allow flexibility in the development standards of underlying zoning districts consistent with the goals, objectives and policies of the adopted comprehensive plan and the County Zoning Ordinance (see PCDSC § 2.176.020); and,

WHEREAS, on April 7, 2025, the Pinal County Community Development Department (the "**Department**") received an application from Alex Hayes, Withey-Morris Baugh PLC, as agent/applicant for landowners Rhodes Brian Scott & April Beth (collectively, the "**Applicants**"), with respect to property located of Selma Highway and north of I-8 (tax parcels 500-12-007A, 500-12-007B, 500-17-004A, 500-17-004B, 500-17-005, AND 500-17-006B), legally described in the attached **Exhibit "A"** (the "**Property**") to rezone the Property from GR General Rural Zone to I-3 Industrial Zoning District (the "**Rezoning Application**"); and,

WHEREAS, the Applicants filed the Rezoning Application in conjunction with an application for a PAD overlaying the Property, which the Department designated as Case No. **PZ-PD-007-25** (the "**PAD Application**"); and,

WHEREAS, on July 7, 2025, the Pinal County Planning and Zoning Commission (the "**Commission**") held a public meeting with a public hearing on the PAD Application, giving no less than 15-days' notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed PAD (the "**Public Hearing**"); and,

WHEREAS, at the Public Hearing, the Department staff presented the PAD Application to the Commission with twelve (12) stipulations of approval; and,

**ORDINANCE NO. 2025-PZ-PD-007-25**

WHEREAS, at the Public Hearing, the Commission voted 7 to 0 in favor of forwarding a recommendation of approval of the PAD Application to the Board with twelve (12) stipulations of approval, as set forth on the attached **Exhibit "B"** (the "**Stipulations of Approval**"); and,

WHEREAS, the Board believes that approving the PAD Application, subject to the Stipulations of Approval, is in the best interest and welfare of Pinal County, will comply with the requirements, purpose and intent of the PCDCS and is consistent with the goals, objectives and policies of the comprehensive plan and the County Zoning Ordinance; and,

WHEREAS, the Board has separately approved this day the Applicants' Rezoning Application, which was filed in conjunction with the PAD Application.

NOW, THEREFORE, BE IT ORDAINED by the Pinal County Board of Supervisors as follows:

**Section 1:** The PAD Application is hereby approved and the corresponding PAD shall be applied to the Property as set forth and legally described in the attached **Exhibit "A"**, subject to the Stipulations of Approval set forth in the attached **Exhibit "B"**.


**Section 2:** This Ordinance shall take effect 30 days after the date of its adoption.

**Section 3:** This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

PASSED AND ADOPTED this 6<sup>th</sup> day of August, 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.

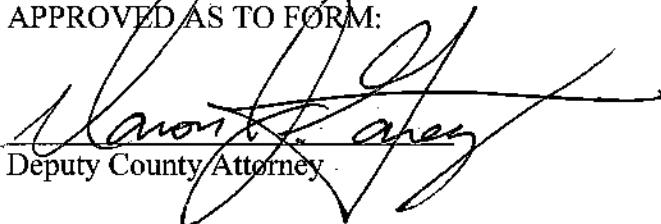
  
Chairman of the Board

ATTEST:

  
Clerk/Deputy Clerk of the Board



APPROVED AS TO FORM:

  
Deputy County Attorney

**EXHIBIT A  
TO  
ORDINANCE NO. 2025-PZ-PD-007-25**

**LEGAL DESCRIPTION**

PARCEL 1:

LOTS 16 AND 17, SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL 2:

THE SOUTH HALF OF LOT 15, SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL 3:

LOTS 1, 2, 3 AND 12, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL 4:

A PORTION OF PARCEL "4" OF RECORD OF SURVEY, FEE NO: 2018-013159 LOCATED WITHIN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH REBAR MARKING THE NORTH QUARTER CORNER OF SAID SECTION 12, FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 12 BEARS SOUTH 89 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 7901.41 FEET, AND FROM WHICH A GENERAL LAND OFFICE BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 12 BEARS NORTH 89 DEGREES 57 MINUTES 53 SECONDS WEST, A DISTANCE OF 2641.13 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 21 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 12, A DISTANCE OF 2640.92 FEET TO A FOUND 1/2-INCH REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE AFFIXED WITH TAG STAMPED R.L.S. #49864, MARKING THE NORTHWEST CORNER OF SAID PARCEL "4" AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 57 MINUTES 21 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 12, A DISTANCE OF 1320.57 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. 49864;

**EXHIBIT A TO ORDINANCE NO. 2025-PZ-PD-007-25 (Continued)**

THENCE SOUTH 00 DEGREES 06 MINUTES 15 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID PARCEL "4", A DISTANCE OF 1320.81 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES 57 MINUTES 08 SECONDS WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL "4", A DISTANCE OF 169.92 FEET TO A FOUND 1/2-INCH REBAR WITH ORANGE PLASTIC CAP STAMPED R.L.S. #42017;

THENCE NORTH 60 DEGREES 28 MINUTES 44 SECONDS WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL "4", A DISTANCE OF 1321.04 FEET TO A FOUND 1/2-INCH REBAR WITH TAG STAMPED R.L.S. #42017;

THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 67.23 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES 02 MINUTES 40 SECONDS EAST, A DISTANCE OF 520.37 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES 57 MINUTES 44 SECONDS WEST, A DISTANCE OF 66.63 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES 06 MINUTES 35 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID PARCEL "4", A DISTANCE OF 150.39 FEET TO A FOUND 1/2-INCH REBAR WITH YELLOW PLASTIC CAP, ILLEGIBLE AFFIXED WITH TAG STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING.

**PARCEL 5:**

THAT PART OF LOTS 9 AND 10, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

STARTING AT THE EXTREME NORTHEAST CORNER OF LOT 10 AND RUNNING 1490 FEET ALONG THE NORTH LINE OF LOTS 9 AND 10;

THENCE RUNNING IN A SOUTHEASTERLY DIRECTION UNTIL THE EAST LINE OF LOT 10, IS INTERSECTED 750 FEET SOUTH OF THE EXTREME NORTHEAST CORNER OF LOT 10;

THENCE RUNNING NORTH ALONG THE EAST LINE OF LOT 10 FOR A DISTANCE OF 750 FEET TO THE PLACE OF BEGINNING, SAID TRACT BEING A TRIANGLE.

**EXHIBIT A TO ORDINANCE NO. 2025-PZ-PD-007-25 (Continued)**

**PARCEL 6:**

THAT PART OF LOTS 11, 13 AND 14, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, LYING NORTH OF A LINE EXTENDING FROM A POINT ON THE WEST LINE OF SAID LOT 11, WHICH IS 570 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 11, TO A POINT ON THE EAST LINE OF SAID LOT 13, WHICH IS 825 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 13;

EXCEPTING AND RESERVING TO THE UNITED STATES OF AMERICA ALL THE COAL AND OTHER MINERALS IN THE LANDS SO ENTERED AND PATENTED;

TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME, PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT, 862), AS SET FORTH IN THE PATENT TO SAID LAND;

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED PARCEL FROM PARCELS 3 AND 6 ABOVE;

THAT PORTION OF LOTS 12 AND 13, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12;

THENCE SOUTH 00 DEGREES 15 MINUTES EAST ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 317.29 FEET TO THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 5 EAST;

THENCE SOUTH 00 DEGREES 12 MINUTES EAST 665.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 48 MINUTES WEST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES WEST, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

**EXHIBIT B  
TO  
ORDINANCE NO. 2025-PZ-PD-007-25**

**[Stipulations of Approval]**

1. Approval of this zone change (PZ-PD-007-25) shall require, prior to issuance of building permits, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals; and,
2. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer; and,
3. A Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Statement to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIS shall be in accordance with the current Pinal County TIS Guidelines and Procedures and shall be approved prior to the Site Plan approval; and,
4. A paved, all-weather, 28' wide public access road shall be provided to and from the development. Approval of adequate access by the County Engineer shall be a condition of approval of the Plat or Site Plan; and,
5. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Statement) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer; and,
6. All right-of-way dedication shall be free and unencumbered; and,
7. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer; and,
8. Drainage/irrigation canals/ditches in project-dedicated Right-of-Way, will be required to be under grounded prior to dedication; and,
9. If offsite improvements are required to be completed by the project per the Traffic or Drainage report, an offsite plan for the improvement is required with the first submittal of the site plan; and,
10. The property owner shall provide and maintain a 200-foot-wide landscape buffer along the northern boundary of the site where adjacent Rural or Residential zoning districts, extending south along the western edge, to ensure adequate screening. In addition, a minimum 50-foot building setback shall be maintained along any other property line that borders land zoned Rural, Residential, or along an Arterial or Collector roadway, in accordance with Section

2.340.040 of the Development Services Code. No landscape buffer is required within the undisturbed area located south of the proposed development; and,

11. The applicant shall complete the abandonment of Carbanza Road, a County right-of-way, prior to approval of a formal Site Plan Review application; and,
12. The applicant shall include and maintain a noxious weed management plan for the entire project site, including areas designated as "undisturbed." Additionally, all areas identified as riparian habitat, canals, and irrigation shall be preserved with a minimum 50-foot buffer. This requirement shall remain applicable in the event of any future project or site plan modifications.

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