



**MARICOPA COUNTY PLANNING AND ZONING COMMISSION**  
Board of Supervisors' Auditorium  
205 W. Jefferson Street  
Phoenix, Arizona

---

**Agenda**  
**Thursday, January 30, 2020**

---

This meeting has been noticed in accordance with the Open Meeting Law (ARS §38-431). All items on this agenda are for Commission action unless otherwise noted. The Commission may break for lunch at its discretion during this agenda. These items will be heard at the next available Commission hearing if this hearing is cancelled or a quorum is lost.

Agendas are available within 24 hours of each meeting in the Maricopa County Planning & Development Office, 501 N. 44th St., 2nd Fl., Phoenix, Arizona. Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. Auxiliary aids and services are available upon request to individuals with disabilities upon 72 hours advance notice. Additional reasonable accommodations will be made available to the extent possible within the time frame of the request. If you require accommodations in order to participate in any forthcoming meeting or hearing, please contact Rosalie Pinney at [Rosalie.Pinney@maricopa.gov](mailto:Rosalie.Pinney@maricopa.gov) at 602-506-0625 or 602-506-3301. TDD is available at 602-506-7140.

The staff reports prepared for each agenda item shall become a part of the permanent record for each case acted on at the Planning and Zoning Commission meeting. Any material submitted as part of the record for a case will not be returned.

Public demonstrations of any kind by principals, witnesses, or spectators at any hearing before this Commission, including cheering, booing, hand clapping, or the interruption of the hearing by voluntary remarks from the audience shall be strictly forbidden, and any person or persons who shall continue to participate in such conduct after having once been admonished for such conduct, shall be subject to being ejected from the hearing room by order of the Chair.

Continuance Agenda: Items listed on the Continuance Agenda are items that are recommended for continuance by staff with concurrence from the applicant. These items will not have a hearing at this time but shall be moved for continuance either indefinitely or to a date certain after a brief presentation by staff. Those items that are continued indefinitely will require new notification.

Consent Agenda: Items listed on the Consent Agenda are considered non-controversial. Any item on the Consent Agenda may be removed from the Consent Agenda and be held for public hearing if a Commissioner or a citizen so desires.

Regular Agenda: Items are listed on the Regular Agenda either as Unfinished Business or New Business and receive a full hearing. Staff recommendation can be for approval, denial, or continuance.

**Call To Order:** 9:30 a.m.

**Roll Call:**

**Announcements:** The Chair shall make the normal meeting announcements.

**Minutes:** None

**Continuance Agenda:** None

**Consent Agenda:**

1. Case #: **CPA2019003 (Cont. from 1/16/20)** **District 5**  
Applicant: Mike Jang, JY Energy Solar Project  
Location: Generally located at the southwest corner of the 571<sup>st</sup> Avenue and Northern Avenue alignments in the Harquahala Valley area  
Request: General Comprehensive Plan Amendment to change the land use designation from Rural Densities (0-1 d.u./ac.) to Utilities - JY Energy Solar Project  
Recommendation: **Approve with conditions**  
Presented by: Farhad Tavassoli
  
2. Case #: **Z2019046 (Cont. from 1/16/20)** **District 5**  
Applicant: Mike Jang, JY Energy Solar Project  
Location: Generally located at the southwest corner of the 571<sup>st</sup> Avenue and Northern Avenue alignments in the Harquahala Valley area  
Request: Zone Change from Rural-190 to IND-2 IUPD - JY Energy Solar Project  
Recommendation: **Approve with conditions**  
Presented by: Farhad Tavassoli
  
3. Case #: **Z2019031** **District 4**  
Applicant: Keith Riefkohl, Petra Contracting  
Location: Generally located south of Van Buren St., approx. 1,500 ft. east of Perryville Road in the Goodyear area  
Request: Special Use Permit (SUP) for a construction yard in the Rural-43 zoning district  
Recommendation: **Approve with conditions**  
Presented by: Farhad Tavassoli
  
4. Case #: **Z2019089** **District 5**  
Applicant: Tiffany & Bosco, P.A.  
Location: Generally located 1,300' north of the northeast corner of 51<sup>st</sup> Ave. and Baseline Rd. in the Laveen area  
Request: Zone Change from Rural-43 to C-2 - 51<sup>st</sup> Avenue C-2 Property Rezoning  
Recommendation: **Approve with conditions**  
Presented by: Rachel Applegate

5. Case #: **Z2019142** **District 1**  
Applicant: Warren Petersen, VIP Custom Homes, LLC and Rhonda Hertz  
Location: Generally located at the SEC of Riggs Road and Tangelo Avenue in the Queen Creek area.  
Request: Modification of condition to raise maximum lot coverage to 25% in the Rural-43 RUPD Zoning District - Sonterra Modification of Condition  
Recommendation: **Approve with conditions**  
Presented by: Adam Cannon

**Regular Agenda:**

6. Case #: **TA2018002 (revisited from 7/25/19)** **All Districts**  
Applicant: Earl, Curley & Lagarde  
Requests: Text Amendment to amend Chapter 2, Definitions; Section 501, Article 501.2.4; Section 601, Article 601.2.3; and Section 702, Article 702.2.5 of the Maricopa County Zoning Ordinance (MCZO) relating to Group Homes  
Recommendation: **Denial**  
Presented by: Darren Gerard

**Other Matters:**

**Adjournment**

# Appeal of Planning and Zoning Commission Recommendation

If the Planning & Zoning Commission recommends approval of a particular case it will be placed on a consent agenda for the Board of Supervisors hearing. However, if this appeal form is received within **15 calendar days** following Commission hearing, then the agenda item will be placed on the regular agenda for the Board of Supervisors hearing.

- Submit this form to the Maricopa County Planning & Development Department:  
501 N. 44<sup>th</sup> Street, Suite 200 Phoenix, Arizona 85008  
Fax Number: 602-506-3711  
Hours of Operation: Monday – Friday 8:00 a.m. – 5:00 p.m.
- This appeal can also be submitted via e-mail at the following e-mail address:  
[PZAppeal@mail.maricopa.gov](mailto:PZAppeal@mail.maricopa.gov)  
- **Appeal of Planning & Zoning Commission Recommendation**
- The Appeal Form can also be submitted on the Maricopa County Planning & Development website at the following web address:  
<http://www.maricopa.gov/799/Boards-and-Commissions>

**Please print clearly.**

<b>Case Number/ Project Name:</b>			
Planning & Zoning Commission Hearing Date:			
Appellant Name:			
Mailing Address:			
City, State, Zip Code:			
Telephone Number:		E-mail:	
Reason for the Appeal of the subject case:			
<b>Appellant Signature:</b>		<b>Date:</b>	