

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FLORENCE MEETING HELD ON THURSDAY, NOVEMBER 6, 2025, AT 6:00 P.M., IN THE FLORENCE TOWN COUNCIL CHAMBERS LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER:

Chair Frost called the meeting to order at 6:00 PM.

ROLL CALL:

Chairman Frost	Present
Vice-Chair DeRosa	Present
Commissioner Proulx	Absent
Commissioner Leaman	Present
Commissioner Wooley	Present (Virtually)

Note: Council Liaison Adam was present.

Staff: AJ Monroe, Bruce Walls, and Attorney Cooper.

PLEDGE OF ALLEGIANCE:

Commissioner Leaman led the Pledge of Allegiance.

CALL TO THE PUBLIC/COMMISSION RESPONSE:

Call to the Public for public comment on issues within the jurisdiction of the Planning and Zoning Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Commission shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

Chair Frost opened the Call to the Public. Seeing no such comment, Chair Frost closed the Call to the Public.

MINUTES

APPROVAL/APPROVAL WITH CONDITIONS/DISAPPROVAL of the minutes from the Regular Meeting held on October 2, 2025.

Vice-Chair DeRosa stated that she was not in attendance at the previous meeting and will abstain from voting.

On a motion by Commissioner Leaman, seconded by Commissioner Wooley, carried by a 3-0 vote, Vice-Chair DeRosa abstained, to approve the Regular Meeting Minutes held on October 2, 2025.

NEW BUSINESS

INFORMATION on the change of dates for the public hearings for the MDI Rock Project request to rezone the properties located at 7309 W. Arizona Farms Rd., Florence, AZ, 85132 (APNS 200-24-001M, 200-24-001G, 200-24-001F) from Planned Unit Development (PUD) to Light Industrial (LI) (PZ-25-73).

AJ Monroe, Community Development Director, stated that members of the public raised some questions regarding this potential rezoning during the recent General Plan Amendment for the location where this project would be. He noted that answers to the questions raised by residents are still being compiled and that the applicant requested that the public hearing on this item be moved to the December 4, 2025, meeting.

PRESENTATION / PUBLIC HEARING / RECOMMENDATION OF APPROVAL / DISAPPROVAL / APPROVAL WITH CONDITIONS for a request to rezone the property APN 202-10-0030 Florence, AZ, located south of Adamsville Road and east of the Centennial Park Avenue alignment, from Single Family Ranchette (R1-R) to Single Family Residential (R1-18) (PLZ-25-0002).

Chair Frost noted that the Commission received a letter from Don and Cheryl Kempton opposing this rezoning, and a letter from the United States Bureau of Indian Affairs, San Carlos Irrigation Project, granting the applicant access along the canal bank.

Mr. Monroe stated that this application has been reviewed by the Technical Advisory Committee (TAC) and that questions were raised regarding site access and utilities at the location, with the applicant providing further information on both site access and utilities. He stated that a neighborhood meeting was held on this item and that those in attendance raised questions about site access and their concerns about the rezoning leading to increased density. He stated that staff find that the application is consistent with the Town's vision for growth.

Mitch Cluff, property owner, stated that he has owned the property since 2006 and that he is seeking to rezone the property to potentially split the property to have his children living close to him and his wife. He stated that he met with the Bureau of Indian Affairs regarding site access in both 2006 and in 2025 and that he received permission from them to use the east and west banks of the canal. He stated that if the rezoning goes through, there will be a maximum of three homes on the whole property. He stated that an adjacent property owner to the north of his property was engaged in conversations related to the canal and site access, but noted that the property owner had recently sold that property.

Chair Frost opened the Public Hearing.

Cheryl Kempton, Town resident, expressed her concern with the lack of a dedicated easement from Mr. Cluff providing safe access, and that there is no legal access off of Adamsville Road. She stated that the canal bank is only 13 feet wide and that it is not a safe form of access. She expressed her concern about the potential for utility lines being damaged due to increased traffic. She stated that there is a history of issues in the area with subcontractors causing damage to utilities for the surrounding homes when doing work. She requested that the Commission deny the application.

Chair Frost closed the Public Hearing.

Vice-Chair DeRosa inquired if the TAC reviewed this item.

Mr. Monroe stated that the TAC reviewed the application but noted that discussion on access to utilities and the condition of those utility connections would come during the platting process. He stated that the TAC review focused on compatibility with the General Plan, the zoning in the surrounding area, and if utilities are available at the site.

Vice-Chair DeRosa inquired what would happen if the rezoning is approved, but the Town finds that the site cannot support the additional homes during the platting process.

Stephen Cooper, Town Attorney, stated that approval of the rezoning does not resolve potential access issues and that the property owner would need to resolve those issues, noting that staff will need to approve the site access and site utilities before a final plat is approved. He stated that rezoning is required for the property owner to begin platting work, and that will be done at the property owner's risk.

Vice-Chair DeRosa inquired if the Commission could place construction restrictions on the property as part of the rezoning approval.

Mr. Cooper stated that those restrictions would come during the platting process, noting that it would be difficult to set restrictions on this approval without additional information that would come in the platting process.

Commissioner Leaman inquired if accessibility and utility requirements are different for R1-R versus R1-18 zoning.

Mr. Monroe stated that with the R1-18 zoning, the property would have enough size for four homes but would need to be able to supply utilities and access to them.

Commissioner Leaman and Chair Frost inquired about the potential access issues with the Western Crossing subdivision to the south and the possible connection of Centennial Park Avenue to Adamsville Road.

Mr. Monroe stated that access was raised as a concern by the TAC and noted that the platting process will further elaborate on that. He stated that there would only be one access point to the property on its western border.

On a motion by Vice-Chair DeRosa, seconded by Commissioner Leaman, carried by a 3 -1 vote with Commissioner Wooley opposed, to forward a recommendation of approval to the Town Council for the proposed rezone of the property APN 202-10-0030 Florence, AZ, from Single Family Ranchette (R1-R) to Single Family Residential (R1-18) (PLZ-25-0002), with the following conditions:

1. This development shall comply with all applicable regulations within the Town of Florence, including but not limited to Chapter 150.053 Single-family Residential (R1-18) of the Town's Code.

2. The Developer/Owner of the subject property agrees to waive claims for diminution in value pursuant to Proposition 207 (A.R.S. §12-1134) by executing an agreement in form and substance acceptable to the Florence Town Attorney.

PRESENTATION / PUBLIC HEARING / RECOMMENDATION OF APPROVAL / DISAPPROVAL for the amendments to the Town of Florence Code of Ordinances Chapter 150: Development Code, updating Title XV into conformance with certain State and Federal Laws.

Mr. Monroe stated that this item is meant for the Town to comply with the recently passed House Bill 2447.

Vice-Chair DeRosa expressed her frustration with the new bill and the increased strain that it will place on staff and the Town Council. She stated that she will offer her expertise and advice to the Council and members of the public seeking input.

Commissioners Leaman and Wooley expressed their agreement with the Vice-Chair's statement.

Mr. Monroe stated that this is a daunting task for staff and noted that staff would still like to seek the input of the Commission.

Chair Frost opened the Public Hearing.

Cathy Adam, a Florence resident, expressed her agreement with the sentiments shared and noted that this is something that the developers have pushed for to shorten development cycles. She suggested the possibility of the Commission holding workshops around large or complicated development items and noted that this change could take away the ability for residents to offer their input on items. She inquired if there are any changes that could be made to the final version of the Code revisions that will help fit the Town.

Gordon Leaman, Florence resident, noted that the preliminary and final plats will now be approved administratively and without comment from the Commission or Council. He stated that unelected bureaucrats would have full control, with elected officials having no say in the process.

Chair Frost closed the Public Hearing.

On a motion by Vice-Chair DeRosa, seconded by Commissioner Wooley, carried by a 4-0 vote, to forward a recommendation of approval to the Town Council for the amendments to the Town of Florence Code of Ordinances Chapter 150: Development Code, updating Title XV into conformance with certain State and Federal Laws.

PRESENTATION / PUBLIC HEARING / RECOMMENDATION OF APPROVAL / DISAPPROVAL / APPROVAL WITH CONDITIONS for a request to rezone the property located between the northern bank of the Gila River and generally south of Hunt Hwy and the North Side Canal, and approximately ½ mile west of

Pinal Parkway. The proposed project is requesting a rezone from a combination of Planned Unit Development (PUD) and Rural Agricultural (RA-10) to Heavy Industrial (HI) (PLZ-25-0001).

Mr. Monroe stated that this is the next step in the process for expanding the mining operation at the Rankin property following the General Plan amendment. He stated that this rezoning ties in with the next agenda item, a Conditional Use Permit. He stated that staff find this rezoning consistent with the General Plan.

Paul Gilbert, rezoning applicant, stated that there is no new information to add following the previous presentations he has given on this item. He stated that this item will conform to the recently approved General Plan amendment.

Chair Frost opened the Public Hearing. Seeing no such comment, Chair Frost closed the Public Hearing.

Commissioner Leaman inquired if any changes have been made to the plans since the previous presentation.

Mr. Gilbert stated that no changes have been made and noted that they agree with the stipulations laid out in the staff report.

On a motion by Commissioner Wooley, seconded by Commissioner Leaman, carried by a 4-0 vote, to forward a recommendation of approval to the Town Council for the proposed rezone from a combination of Planned Unit Development (PUD) and Rural Agricultural (RA-10) to Heavy Industrial (HI) (PLZ-25-0001), with the following conditions:

1. This development shall comply with all applicable regulations within the Town of Florence, including but not limited to Chapter 150.053 Heavy Industrial (HI) of the Town's Code.
2. The Developer/Owner of the subject property agrees to waive claims for diminution in value pursuant to Proposition 207 (A.R.S. §12-1134) by executing an agreement in form and substance acceptable to the Florence Town Attorney.

PRESENTATION / PUBLIC HEARING / RECOMMENDATION OF APPROVAL / DISAPPROVAL / APPROVAL WITH CONDITIONS for a Conditional Use Permit for mining activities at the Rankin Mining Project located between the northern bank of the Gila River and generally south of Hunt Hwy and the North Side Canal, and approximately ½ mile west of Pinal Parkway (PZ-25-37).

Mr. Monroe stated that this Conditional Use Permit will allow for the expansion of mining at the Rankin property.

Mr. Gilbert stated that they have reviewed and agreed with the staff's stipulations and that there will be a reclamation plan filed with the Arizona State Mine Inspector.

Chair Frost opened the Public Hearing. Seeing no such comment, Chair Frost closed the Public Hearing.

On a motion by Commissioner Leaman, seconded by Vice-Chair DeRosa, carried by a 4 -0 vote, to forward a recommendation of approval to the Town Council for the proposed Conditional Use Permit for mining activities at the Rankin Mining Project (PZ-25-37), with the following conditions:

1. The development of the subject site shall be in conformance with any applicable Town Codes, Ordinances, Building Codes, Fire Codes, and engineering requirements.
2. The development must receive Design Review approval prior to issuance of building permit(s). "At-Risk" grading permits may be issued prior to Design Review approval.
3. The subject building shall meet all Building Occupancy requirements for this use in accordance with the Town's prevailing building and fire codes, as determined by the Town Building Official.
4. No Conditional Use approval shall be final until all conditions imposed have been met.
5. This Conditional Use Permit may be revoked by the Town of Florence and become null and void if the conditions of approval are not met.
6. All the special conditions shall constitute restrictions that run with the land and that shall be binding upon the owner of the land, successors, or assigns.
7. The special conditions imposed by the Planning and Zoning Commission and/or Council shall be consented to in writing by the applicant prior to issuance of a conditional use permit.
8. The resolution of the Council granting the application together with all consent forms, shall be recorded by the Recorder of the county.
9. Any additional conditions deemed necessary by the Planning and Zoning Commission.

OLD BUSINESS

DISCUSSION / RECOMMENDATION OF APPROVAL to the Town Council to change the Planning and Zoning Commission Meeting from the first and third Thursday of each month to the third Thursday of each month.

Mr. Monroe stated that there is a shift in how the Commission will do business, with the expectation being less business coming before the Commission, and that going down to one meeting a month should be adequate.

On a motion by Vice-Chair DeRosa, seconded by Commissioner Wooley, carried by a 4-0 vote, to forward a recommendation of approval to the Town Council to change the Planning and Zoning Commission Meeting from the first and third Thursday of each month to the third Thursday of each month.

DIRECTOR'S REPORT:

Development Update

Mr. Monroe stated that nearly 60 final plats have been reviewed and processed by staff, with many more coming. He stated that work is continuing on a landscaping ordinance for Chapter 150 of the Town Code. He stated exciting new developments may be coming to Main Street but noted he cannot share the details just yet. He stated that the Hunt Highway/Attaway Road project is moving forward, and work is ongoing. He encouraged the Commission to visit the Florence Copper site to take a tour and see the work being done.

CALL TO THE COMMISSION- CURRENT EVENTS ONLY:

Commissioner Leaman reminded everyone of the upcoming Third Friday, Junior Parada, and Hometown Holiday Parades coming up.

Chair Frost inquired if a work session on the proposed Code changes would still occur.

Mr. Monroe stated that if the Commission and Council would like a work session, it can be planned.

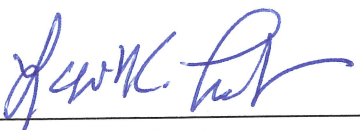
Vice-Mayor Adam expressed her desire for the work session, noting the recent changes to laws regarding planning and zoning.

Mr. Monroe noted the complexity of the changes to planning and zoning law and expressed his appreciation for the support from the Council and the Commission.

Chair Frost stated that he has experience dealing with complex changes to planning and zoning issues and that he is a proponent of getting into the details on these issues to give staff the most help possible. He encouraged everyone to attend the upcoming events.

ADJOURNMENT:

On a motion by Vice-Chair DeRosa, seconded by Commissioner Leaman, carried by a 4-0 vote, to adjourn the meeting at 7:20 PM.



Lonnie Frost, Chairman

ATTEST:

I certify that the following is a true and correct copy of the minutes of the Florence Planning & Zoning Commission meeting held on November 6, 2025, and that the meeting was duly called to order and that a quorum was present.

Ian Newcomb, Deputy Town Clerk