



PINAL COUNTY

WIDE OPEN OPPORTUNITY

**PINAL COUNTY BOARD OF SUPERVISORS
WORK SESSION
MINUTES**

**Wednesday, November 12, 2025
9:30 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**

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; Vice-Chairman Jeffrey McClure; Supervisor Mike Goodman; Supervisor Jeff Serdy; Supervisor Rich Vitiello

Staff Present: County Manager, Leo Lew; Assistant Bureau Chief Civil Deputy County Attorney, Ian Daranyi; Deputy County Attorney, Daron Garey; Clerk of the Board, Natasha Kennedy; and Deputy Clerk of the Board, Kelsey Pickard

1. Presentation and discussion of Battery Energy Storage System (BESS) by James Caulfield, Senior Fire Protection Consultant, Fire & Risk Alliance, LLC. (Rich Vitiello)

Supervisor Vitiello introduced the item.

James Caulfield, Senior Fire Protection Consultant, Fire & Risk Alliance, LLC, appeared before the Board, for the Record provided a presentation to the Clerk of the Board, and presented.

Discussion held regarding battery system failures and the level of testing now required during the manufacturing process, house fires verse battery fires and dangerous toxins produced, recent Peoria fire awaiting full report, increase in solar farms in Pinal County, fire response is to let them burn water suppression is not effective, state of charge is determined on how much energy is stored in a container to assist in determining the length of time it will take for a fire to burn out, solar energy in homes and safety, and battery container size and energy stored is project based by the following Board Members and Fire Representative; Chairman Miller, Vice-Chairman McClure, Supervisor Vitiello, Supervisor Serdy, and James Caulfield.

Supervisor Vitiello requested a report detailing the dangerous toxins produced in a general house fire minus the garage, verse a battery fire.

James Caulfield confirmed he shall provide the report as requested.

Item Action: Information Only

2. Work Session on PZ-C-001-25: Pinal County Development Services, Planning Division, to discuss the Pinal County Development Services Code, Section 2.150.240, related to expanding opportunities for locating accessory dwelling units in residential zoning districts under case PZ-C-001-25 applicable to properties in the unincorporated area of Pinal County, Arizona. (Sangeeta Deokar/Dedrick Denton)

Leo Lew, County Manager noted due to the rapidly changing marketplace and the complexity of the Development Code, Staff will bring revisions forward in smaller more manageable pieces for clearer focus and effective implementation, and introduced the Item which is being prioritized due to recent statutory changes and upcoming deadline for compliance.

Dedrick Denton, Interim Community Development Director appeared before the Board and presented.

10:22 a.m. - Supervisor Serdy left the dais.

10:23 a.m. - Daron Garey, Deputy County Attorney joined the dais.

10:24 a.m. - Supervisor Serdy returned to the dais.

Discussion held regarding recent statute change under House Bill 2928 and the necessary code updates to be in compliance, proposed Amendments; permitted one attached and one detached Accessory Dwelling Units (ADU) so long as in compliance with side setbacks, 7 feet from main dwelling, ADU not to exceed 75 percent of the gross floor area or one thousand square feet whichever is less, section Amendment Item I A.R.S. 11-820.03 and example, and section K fire sprinklers, and rental regulations by the following Board Members and Staff; Chairman Miller, Vice-Chairman McClure, Supervisor Vitiello, Supervisor Goodman, Supervisor Serdy, Ian Daranyi, Assistant Bureau Chief Civil Deputy County Attorney, Daron Garey, Deputy County Attorney, and Dedrick Denton.

Leo Lew requested as Staff moves through the Public Comment and Stakeholder Outreach process, that Board Members share any specific individuals or groups they would like Staff to connect with, input from each District is valuable, and Staff will also send out notice that this code amendment is now available for public comment.

Item Action: Information Only

10:32 a.m. – Chairman Miller adjourned the November 12, 2025, Work Session Meeting of the Board of Supervisors.



Natasha Kennedy, Clerk of the Board

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