

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, April 18, 2018
6:00 p.m.**

I. CALL TO ORDER

Chairperson Marlo Schuh called the meeting to order at 6:01 p.m.

II. ROLL CALL

*One or more members of the Planning and Zoning Commission may attend by telephonic means.

Members present: Chairperson Marlo Schuh, Vice-Chairperson Larry Brown, Commissioner John Peterson, Commissioner Steve Paulson, Commissioner Kirk Tatom, Alternate Commissioner Allen J. Crawford and Ex-Officio Daniel Snyder.

Staff present: Jon Vlaming, Community Development Director, and Belinda Cota, Planner

Others present: Jeff Uhrick, B&R Engineering c/o Robson Ranch.

III. INVOCATION

Chairperson Schuh led the Invocation and requested a moment of silence.

IV. PLEDGE OF ALLEGIANCE

Chairperson Schuh led the recitation of the Pledge of Allegiance.

V. MOTION TO APPROVE THE FEBRUARY 21, 2018 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION.

Chairperson Schuh asked for a motion to approve the meeting minutes of the Planning and Zoning Commission. Commissioner Peterson made a motion to approve the February 21, 2018 meeting minutes. Vice-Chairperson Brown seconded the motion. The motion was approved with a vote of 5-0.

VI. NEW BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING:

A. INTRODUCTION OF NEWLY APPOINTED MEMBER(S) OF THE ELOY PLANNING & ZONING COMMISSION.

Mr. Vlaming introduced Mr. Kirk Tatom as a regular full-time Planning & Zoning Commission member appointed by Council at the February 26th meeting and Mr. Allen J. Crawford as an Alternate member approved by Council at their April 19th meeting. He added Mr. Crawford will also serve as a member of the Downtown Advisory Commission. Mr. Vlaming asked if they could give a brief introduction of themselves. Mr. Kirk Tatom commented he is an Artist (Sculptor and Painter) he has experience in residential construction and finds himself very interested in City Planning. Mr. Crawford introduced himself and mentioned he grew up in Colorado and resides at Robson Ranch. He added during most of his career he worked with bonds, insurance, and estate planning has been in the automobile sales business. He spent 17 years running car dealerships and the last 10 years working as a Vice President of Bank of America working with auto dealers managing their finances. He has now moved to Eloy full-time. Chairperson Schuh and the Commissioners welcomed the two new members.

B. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: PP18-002. APPLICATION SUBMITTED BY B&R ENGINEERING ON BEHALF OF SUN LAKES CASA GRANDE DEVELOPMENT, LLC FOR A PRELIMINARY PLAT FOR A 64-LOT RESIDENTIAL SUBDIVISION ON APPROXIMATELY 9.34 ± ACRES OF LAND. SUBJECT PROPERTY IS BOUNDED BY TOLTEC ROAD TO THE EAST AND CHERRY OAKS DRIVE TO THE WEST ON ASSESSOR'S PARCEL NUMBER: 402-28-001M LOCATED ON A PORTION OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA (PROJECT NAME: ROBSON RANCH-ARIZONA UNIT TWENTY "B").

Mr. Vlaming gave a brief introduction of the requested Case No. PP18-002. He commented the Commission had in front of them a Preliminary Plat for Robson Ranch Unit Twenty "B" and if everyone recalled, they had reviewed and recommended approval recently for Preliminary Plats for Twenty "A" (North and West) to this proposed request, as well as Robson Ranch Unit Twenty "C" (South and East) to this proposed request. He commented that this particular request is just for the highlighted area as shown on the Preliminary Plat copy that has been included in the meeting packets. He identified that the gross density of this submittal is 6.85 dwelling units per acre, which makes it generally in conformance with the Eloy General Plan. The minimum lot size is 3,569 square feet and the average lot size is 3,841 square feet overall. Therefore, the proposal is in general conformance with the Zoning Ordinance. He commented that the applicant was present tonight if anyone had any questions. Mr. Jeff Uhrick introduced himself as the representative from B&R Engineering that represents Robson Ranch. He explained that Unit 20B is the continuation of the Unit 20A Villa series, which are the attached duplexes. Commissioner Tatom asked if they could change what they are currently doing. Mr. Uhrick responded that based on market demand and to meet specific zoning and the criteria set forth on the Planned Area Development (PAD) that it would not be possible. Mr. Vlaming clarified to Mr.

Tatom for background purposes that this project had been previously approved through Pinal County twelve (12) years ago and was then annexed into the City of Eloy after being prior entitled in Pinal County. At that point it was still unincorporated land. The Developer came in and processed his entitlements through Pinal County and when the annexation came, it was approved and the approved entitlements carried with the land.

Mr. Tatom added that the homes that are being developed are not suited for living in the desert as they lack adequate insulation. Commissioner Peterson inquired as to what the overall number of dwelling units was proposed. Mr. Uhrick responded that as per the PAD, the total is 4,687. Commissioner Schuh asked if homes have been built on Unit 21. Mr. Uhrick responded yes there are individual property owners living there and new construction was under way. Ex-Officio Snyder asked what types of homes were being proposed on Unit 20C. Mr. Uhrick responded Single Family Homes.

There being no additional comments from the Commissioners, Chairperson Schuh asked for a motion to approve, disapprove or other action. Commissioner Peterson made a motion to approve Case No. PP18-002 with Staff recommendations and was seconded by Vice Chair Brown with a Vote 5-0. His vote doesn't count if we have a full house at the last meeting.

- C. OVERVIEW AND SCHEDULE OF ELOY GENERAL PLAN MAJOR AMENDMENTS FOR 2018-**Mr. Vlaming commented that Staff will be submitting a major amendment and no other amendment has been submitted at the present time. Based on the process we reviewed at the start of the year, the submittals will go out for a sixty (60) day review, and then they will be brought to the Commission for their consideration. The City Council will then review and consider these later on this year. There will be more discussion during the June meeting.

VII. INFORMATIONAL ITEMS:

- A. UPDATE OF THE ELOY ZONING ORDINANCE AND SUBDIVISION REGULATIONS REVIEW AND APPROVAL SCHEDULE.**

Mr. Vlaming mentioned that next month (May 2018) there will be a Public Hearing for the Eloy Zoning Ordinance and Subdivision Regulations. Staff and Michael Baker International have been significantly updating the Zoning Ordinance and Subdivision Regulations and the requisite changes to the Zoning Map as a result of the update to the Zoning Ordinance. Staff has three items to bring to the Commission at the Public Hearings for next month's agenda. The meeting is scheduled for Wednesday, May 16th at 6 PM. Staff will distribute the information and meeting packets in advance so the Commission members will have time to review the drafts.

VIII. OLD BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING:

A. NONE.

IX. COMMUNICATIONS:

A. NEW CITY EMPLOYEE: ECONOMIC DEVELOPMENT SPECIALIST-Mr. Vlaming gave an update on a new City Employee in the Community Development Department.. Mr. Jeff Fairman who recently worked for the City of Avondale, AZ and is a resident of Casa Grande, AZ will assist the City of Eloy with business attraction, retention, recruitment, marketing, etc. He noted that he and the City staff look forward to working with him.

ELOY TRANSIT FEASIBILITY STUDY-Mr. Vlaming identified that work was continuing on this important study and the first Working Paper with supportive mapping and Transit Survey will be prepared soon.

B. NEW CITY HALL UPDATE-Contractor has obtained a Temporary Use Permit to install a construction trailer, will be installing a chain-link fence throughout the perimeter of the property and will be turning dirt in the next couple of weeks.

C. UPCOMING ECONOMIC DEVELOPMENT STRATEGIC PLAN-The City is working to prepare a new strategic plan to guide economic development efforts. With the recent filling of the Economic Development Specialist and the age of our existing study, nearly 20 years, it's time to prepare a new plan.

D. UPCOMING CITY AUCTION OF SURPLUS PARCELS IN DOWNTOWN AREA-The Inventory on City owned lots in Downtown Eloy auction will be held on Friday, June 15 at 10 AM. Notice will be placed on the City's website page, Facebook and newspaper> on the, Also, a news release will be published in the Eloy Enterprise and Pinal County website.

F. POSSIBLE AGENDA ITEMS FOR MAY MEETING-Two Conditional Use Permits requested by Smartlink, LLC c/o Verizon Wireless; consideration to repeal of the existing Zoning Ordinance-Chapter 21 (Article I-XVIII) to replace it with new Sections 1-9 that will be known to be the Eloy Zoning Ordinance; repeal of the existing Subdivision Ordinance-Chapter 15 (article I-VII) and its replacement with new Sections 1-6 that will be known as the Eloy Subdivision

Regulations; and consider the repeal of the existing official Zoning Map, and its replacement with the updated Official Zoning Map to reflect the new Eloy Zoning Ordinance.

G. CITY COUNCIL UPDATE-EX OFFICIO MEMBER REPORT-

Ex-Officio Snyder gave an update on some road improvements projects coming up along Sunshine Boulevard, Express Fuel Truck Stop along Toltec Road and Interstate 10, and the upcoming vote in August for the Home Rule Option

H. GOOD OF THE ORDER

There was a lengthy discussion about the construction occurring along Sunland Gin Road/Arica Road regarding traffic and the ongoing construction of the Love's Truck Stop project.

X. MOTION TO ADJOURN.

Chairperson Schuh asked for a motion to adjourn. Vice-Chairperson Brown made a motion to adjourn and was seconded by Commissioner Paulson. The adjournment passed 5-0 and the meeting adjourned at 7:15 p.m.