

**MINUTES OF  
THE CITY OF ELOY  
BOARD OF ADJUSTMENT  
Regular Meeting  
Thursday, January 18, 2018 6:00 P.M.**

**I. CALL TO ORDER**

Chairperson Marlo Schuh called the meeting to order at approximately 6:00 p.m.

**II. ROLL CALL**

**Members Present:**

- Chairperson Marlo Schuh (attending telephonically)
- Vice Chairperson Ezequiel Cazarez
- Board Member Gavino Rojas
- Board Member Natasha Tidwell
- Board Member Felix Bermejo
- Ex-Officio J.W. Tidwell.

**Staff/Others Present:**

- Jon Vlaming, Community Development Director
- Belinda Cruz, Planner

**III. INVOCATION**

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

**IV. PLEDGE OF ALLEGIANCE**

Chairperson Schuh led the Pledge of Allegiance.

**V. MOTION TO APPROVE THE APRIL 20, 2017 REGULAR MEETING MINUTES OF THE CITY OF ELOY BOARD OF ADJUSTMENT**

Chairperson Schuh asked for a motion to approve the minutes. Vice-Chairperson Cazarez made a motion to approve the minutes as written. Board member Tidwell seconded the motion. The motion was approved 5-0.

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

**A. MOTION TO ELECT A CHAIRPERSON FROM AMONG THE MEMBERS OF THE BOARD OF ADJUSTMENT.**

Chairperson Schuh asked if there were any nominees. Board member Rojas nominated Marlo Schuh. Chairperson Schuh asked if there was another nominee. There being no additional nominees, Chairperson Schuh asked for a vote of the Board to allow her to continue as the Chairperson for 2018. The motion was approved 5-0.

**B. MOTION TO ELECT A VICE-CHAIRPERSON FROM AMONG THE MEMBERS OF THE BOARD OF ADJUSTMENT.**

Chairperson Schuh asked if there were any nominees. Board member Tidwell nominated Ezequiel Cazarez. Chairperson Schuh asked if there was another nominee. There being no additional nominees, Chairperson Schuh asked for a vote of the Board to elect Ezequiel Cazarez as the Vice-Chairperson for 2018. The motion was approved 5-0.

**VII. COMMUNICATIONS:**

**A. OVERVIEW OF MEETING SCHEDULE FOR 2018 (MEETINGS SCHEDULED IF NEEDED, AS NEEDED)-**

Mr. Vlaming commented that the 2018 meeting schedule was included in the meeting packet and for the Board Members to note that the schedule is to conduct a meeting only if it is needed or as needed. If the Community Development Department has any issues that arise, Staff will notify the Board members ahead of time. If the Board does not hear from Staff, they should assume that there will not be a meeting. As of this time, there are no cases pending. Board member Tidwell indicated that she would not be available for the March meeting as she will have a conflict with the school Parent/Teacher conferences scheduled during that month. Mr. Vlaming commented that he appreciated the heads up and Staff will take it under advisement.

**B. COUNCIL APPROVAL OF MARLO SCHUH REAPPOINTMENT (EXTENDS TERM TO 1/2021)-**

Mr. Vlaming let the Board members know that Chairperson Marlo Schuh was reappointed by the Eloy City Council for a three (3) year term as a member of the Board of Adjustment.

**ADDITIONAL COMMUNICATIONS:**

Ex-Officio J.W. Tidwell gave a brief update with regards to the New City Hall, indicating that a contractor is extending the water line to the new site. The City expects the Contractor to break ground in April of 2018. They are expected to move in March/April of 2019. Mr. Vlaming added that a lot of time and effort has been invested so far, and the building is in the final design phases. When the design is complete, the city will start construction, as they have a general contractor. He also commented that the mayor and council would do a ground breaking the first part of April. Vice-Chair

Cazarez asked where the parking lot would be located. Mr. Vlaming described the location of the building and where the parking lot will be located (to the south).

Chairperson Schuh wanted to let the Board members know about the hard work Jon and Belinda are putting in with an outside consultant on the update of the Zoning Ordinance (Zoning Code) and Subdivision Ordinance. She requested that Mr. Vlaming provide an update to the Board members. Mr. Vlaming stated that she made a very good point and mentioned that last night, the Planning and Zoning Commission met, and that Staff has been working with a consultant to update the Zoning and Subdivision Ordinances. He continued to let them know that the Zoning Ordinance (or Zoning Code) was last updated in 2004. He indicated that the City's thought was that these documents were overdue for a critical review, so the City hired a consultant to work with City staff and the members of the Planning and Zoning Commission. He then explained that in the process, they have been going through each of the chapters of the Zoning Code. He asked if the Board members had any interest and commented that the only thing left on this process is the update of the Subdivision Ordinance. The updated version will be in front of the Planning and Zoning Commission next month (February 21, 2018). Each of the Chapters have been posted on the City's website under the [Community Development Department/Planning and Zoning Division](#). He continued that there is new information and staff is trying to streamline it so it will be easier to administer. One of the key objectives is to focus on promoting economic development in the community. He noted that at the next Planning and Zoning Commission meeting, they will be looking at the Subdivision Ordinance. There will be a Public Hearing in the month of March, and the intent is to come before the Eloy City Council in April to adopt it. If both ordinances get approved and adopted, they will take effect in mid-May. After this, one of the proposed changes would be to update the Zoning Map and update the new site for the new City Hall and change the current zoning which is R1-6 (Medium Density Residential) to "Public Facilities", which create more consistency. Marlo asked if there were any questions from the Board members, all responded no.

Chairperson Schuh asked if Jon could mention to the Board members about "Save the date: Boards and Commission Training scheduled for April 6, 2018." Mr. Vlaming mentioned that in April there will be a training held for the Board and Commission if they wish to attend to let Staff know. He added Chairperson Schuh has attended previous training and has noted that the meeting is worth attending.

## **VIII. MOTION TO ADJOURN**

With no further business, Chairperson Schuh asked for a motion to adjourn. Board member Rojas made a motion to adjourn. Board member Tidwell seconded the motion. The motion was approved by a vote of 5-0. The meeting adjourned at 6:19 p.m.