

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, May 16, 2018
6:00 p.m.**

I. CALL TO ORDER

Chairperson Marlo Schuh called the meeting to order at 6:00 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, Jeff Fairman, Economic Development Specialist and Belinda Cota, Planner

Others present: Kevin Kugler, Michael Baker International (Zoning Ordinance Consultant), Marck Sawyer, Smartlink, LLC, JoAnne Galindo, Councilwoman (6:47 p.m.), Mark Benner, Eloy Chamber of Commerce (6:58 p.m.-7:30 p.m.), Jose Garcia (7:02 p.m.)

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 APRIL 18, 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. Vice-chairperson Brown made a motion to approve the April 18, 2018 meeting minutes. Commissioner Peterson 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. INTRODUCE THE CITY'S NEW ECONOMIC DEVELOPMENT SPECIALIST.

Mr. Vlaming introduced Mr. Jeff Fairman as the new Economic Development Specialist for the City of Eloy. Mr. Fairman introduced himself and told the Commission about his professional background and that he has been a resident of City of Casa Grande for over two decades. He added he is excited for the opportunity to serve as the Economic Development Specialist and asked if anyone had questions.

Commissioner Schuh asked what he sees on his agenda and how long did he see himself staying in Eloy. Mr. Fairman responded a year of discovery, increase the image of Eloy, and he commented that his wife works in Casa Grande and that he is committed to Eloy until he is not needed. He added he had worked for the regional economic development entity that included the City of Eloy in the mid '90s for approximately eight years.

Commissioner Tatom asked if Mr. Fairman knew anyone with the railroad. Mr. Fairman responded, he knows where to find them. Hearing no other questions or comments, Chairperson Schuh moved to the next agenda item.

B. PUBLIC HEARING TO ALLOW COMMENTS FROM THE PUBLIC AND INTERESTED PARTIES ON PROPOSED CASE NO.: CUP18-010. APPLICATION INITIATED BY SMARTLINK LLC C/O MARCK SAWYER, THE APPLICANT, TO REPLACE AN EXISTING 21'-0" HIGH LIGHT POLE WITH A 30'-0" HIGH LIGHT POLE TO INSTALL/ANCHOR A SMALL CELL FACILITY WITH TWO (2) 5' ANTENNAS PAINTED TO MATCH THE POLE AND A LOW PROFILE GROUND SET CABINET TO BE ENCLOSED WITH A SIX-FOOT HIGH WROUGHT IRON FENCE WITHIN THE SANTA CRUZ VALLEY UNION HIGH SCHOOL WITHIN THE R1-6 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT DESIGNATION. THE SUBJECT PROPERTY IS LOCATED AT 900 N. MAIN STREET, PINAL COUNTY ASSESSOR'S PARCEL NUMBER: 405-02-102, IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 8 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA (PROJECT NAME: VERIZON SMALL CELL-AZ5_CURIEL-SCHOOL_SC).

Chairperson Schuh opened the Public Hearing. Mr. Vlaming gave a brief description of the request. The proposed site for the light pole and supportive ground equipment will be located within the Santa Cruz Valley Union High School located at 900 N. Main Street between the football field and the cafeteria with a limited view from the street (public view). The principal use of the property is primarily educating high school students as well as providing the public Library. Staff is recommending approval subject to twelve conditions. Mr. Marck Sawyer introduced himself representing Smartlink LLC on behalf of Verizon Wireless. Mr. Sawyer agreed with

all of the conditions. Hearing no other questions or comments, Chairperson Schuh closed the public hearing.

C. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: CUP18-010. (PROJECT NAME: VERIZON SMALL CELL-AZ5_CURIEL-SCHOOL_SC).

Chairperson Schuh asked for a motion for approval, disapproval or other action. Vice-Chairperson Brown made a motion to approve Case No.: CUP18-010 with the stipulations listed on the Staff report. Commissioner Paulson seconded the motion. The motion was approved with a vote of 5-0.

D. PUBLIC HEARING TO ALLOW COMMENTS FROM THE PUBLIC AND INTERESTED PARTIES ON PROPOSED CASE NO.: CUP18-011. APPLICATION INITIATED BY SMARTLINK LLC C/O MARCK SAWYER, THE APPLICANT, TO REPLACE AN EXISTING 27'-4" WOOD POLE WITH A 27'-5" HIGH LIGHT POLE TO INSTALL/ANCHOR A SMALL CELL FACILITY WITH TWO (2) 5' ANTENNAS PAINTED TO MATCH THE POLE, A FOUR BY TWO (4' X 2') FOOT GROUND SET CHARLES EQUIPMENT CABINET TO BE ENCLOSED WITH A 4'-6" PAINTED SCREEN WALL WITHIN THE FIRST UNITED METHODIST CHURCH OF ELOY PROPERTY WITHIN THE R1-6 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT DESIGNATION. THE SUBJECT PROPERTY IS LOCATED AT 605 N. SANTA CRUZ AVENUE, PINAL COUNTY ASSESSOR'S PARCEL NUMBER: 411-05-038, IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 8 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA (PROJECT NAME: VERIZON SMALL CELL-AZ5_CURIEL-SCHOOL_2_SC).

Chairperson Schuh opened the Public Hearing. Mr. Vlaming gave a brief description of the request. The proposed site for the light pole and supportive ground equipment will be located within the First United Methodist Church of Eloy located at 605 N. Santa Cruz Avenue. The principal use of the property is for the use as a Church. Staff is recommending approval subject to twelve conditions. Mr. Marck Sawyer introduced himself as representing Smartlink LLC on behalf of Verizon Wireless. Mr. Sawyer agreed with all of the conditions. Hearing no other questions or comments, Chairperson Schuh closed the public hearing.

E. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: CUP18-011. (PROJECT NAME: VERIZON SMALL CELL-AZ5_CURIEL-SCHOOL_2_SC).

Chairperson Schuh asked for a motion for approval, disapproval or other action. Vice-Chair Brown made a motion to approve Case No.: CUP18-011 with all of the stipulations listed on the Staff report. Commissioner Peterson seconded the motion. The motion was approved with a vote of 5-0.

F. PUBLIC HEARING TO ALLOW COMMENTS FROM THE PUBLIC AND INTERESTED PARTIES ON A PROPOSED TEXT AMENDMENT TO THE CITY OF ELOY CITY CODE, CHAPTER 15, ARTICLE I-VII, ALSO KNOWN AS THE ELOY SUBDIVISION ORDINANCE, CASE NO.: TA17-031.

Chairperson Schuh opened the Public Hearing. Mr. Kevin Kugler commented that the Subdivision Ordinance (as Module 6) was reviewed at the February 2018 work session. The proposed Subdivision Ordinance updates are to reflect and/or respond to corresponding changes being made in the Zoning Ordinance, update text with new technologies in the process, augment and/or replace graphics (charts, sketches) with new imagery. The following are some “best practices language” that were incorporated: Removed the need of a public hearing for preliminary plats, but no change in the approval authority for final plats; Planning and Zoning Commission and City Council still review and approve Preliminary Plats, City Council still reviews/approves Final Plats. Extended the term of Preliminary Plat approval from 12 months to 18 months-common practice in the current marketplace. Maintained Final Plat approval at 12 months and provided a one-year extension from initial City Council approval. Eliminated two chapters of content that was irrelevant and/or redundant to the Zoning Ordinance (former Article III and Article V). Reorganized the Chapter/Section numbering/sequencing to fit the new Zoning Ordinance protocol. Added provisions not previously included: Administration and Compliance, Circumvention, Vacating Plats. Updated Subdivision process flow chart for ease of reference. Updated Roadway Cross Sections sketch. Chairperson Schuh asked if anyone had questions. Hearing no other questions or comments, Chairperson Schuh closed the public hearing.

G. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: TA17-031. (PROJECT NAME: CITY OF ELOY CITY CODE CHAPTER 15, ARTICLES I-VII, ALSO KNOWN AS THE ELOY SUBDIVISION ORDINANCE).

Chairperson Schuh asked for a motion for approval, disapproval or other action. Commissioner Peterson made a motion to approve Case No.: TA17-031 as presented. Commissioner Paulson seconded the motion. The motion was approved with a vote of 4-0.

H. PUBLIC HEARING TO ALLOW COMMENTS FROM THE PUBLIC AND INTERESTED PARTIES ON A PROPOSED TEXT AMENDMENT TO THE

CITY OF ELOY CITY CODE CHAPTER 21, ARTICLE I-XVIII, ALSO KNOWN AS THE ELOY ZONING ORDINANCE, CASE NO.: TA17-032.

Chairperson Schuh opened the Public Hearing. Mr. Kevin Kugler reviewed the project overview, what was heard during the past work sessions about the public involvement, project schedule and each of the Sections of the Zoning Ordinance.

The initial meeting to kick off the project was held at the June 2017 meeting/work session and the topics of discussion were Zoning Ordinance Analysis and Annotated Outline: Introduction and Background, Zoning Ordinance Analysis by Section, Annotated Outline, and the comparison of old versus the new Zoning Ordinance Update. The existing zoning ordinance contains 18 Articles which at times has been hard to navigate for users who do not often use the Zoning Ordinance. The Updated Zoning Ordinance would reduce the Articles to 9 and the updates will be more refined, and user friendly document that will be easy to navigate for anyone. Mr. Kugler provided an overview of the worksessions and topics, as summarized below:

Module 1 contained: Zoning Districts, Permitted Uses, Development Standards and Design Guidelines (This work session was reviewed during the August 2017 meeting). Two major fundamental changes were collapsing seven (7) previous zoning districts “articles” plus three (3) other “articles” worth of information into one (1) convenient “article” consisting of six sections and created user-friendly permitted use tables with modern specific use types. In addition, a supplemental use standards column was included. The consultant depicted on one of the slides the outline of proposed zoning districts lineup: New Districts are the RR-2.5 (Rural Residential-2.5 acres per dwelling unit), R1-54 (Estate Residential-1.25 acres per dwelling unit), Mixed Use District and Business Park District. Modified Districts: R-2 (Small Lot Residential-8 dwelling units per acre maximum), Downtown Core (known as the Community Core), and eliminated three Districts: the R-4 (High Density Residential-which is now R-3), MPD (Master Planned Development) and the R1-8 (Medium Density Residential-8,000 square foot minimum lot size).

Module 2 contained: Supplemental Use Standards, Accessory Uses & Buildings, Temporary Uses, and Off Street Parking & Loading (This work session was reviewed during the September 2017 meeting). The Supplemental Use Standards summarized: Regulations to guide 38 specific type of uses, 24 of these are newly introduced; 14 are already found in the Eloy Zoning Ordinance, guidance provided to specific uses with unique operational characteristics, leveraging the positive aspects they add to the community, minimizing their potential impact on adjacent properties and providing supplemental use standards-which are in addition to the requirements of the underlying zoning districts.

The key highlights for Supplemental Use Standards:

- Adult Entertainment Businesses – maintain 1,320 foot separation from residential, churches, park/playground and schools; 2,000 feet from another adult use (CUP in I-1 district only).

- Concentrated Animal Feeding Operation (CAFO) – utilized existing Eloy provisions with subtle wordsmithing updates.
- New provisions for special events such as circuses, rodeos, etc.
- New provisions and guidance for home occupations (3.1.22) that are clear and easier for staff to administer.
- Outdoor Storage Facilities – screening requirement.
- Outdoor/mobile vending provisions added.
- Payday Loan (Non Chartered Financial Institution) Facilities added – 1,320 feet separation from residential, schools and other payday loan facilities required.

The key highlights for the Accessory Uses & Buildings/Temporary Uses:

- Must have a principal use/structure on a parcel in order to establish an accessory structure.
- Accessory structure must be designed in similar architectural, materials or colors as the principal structure.
- Accessory structures may be attached or detached in relation to the principal structure.
- 5 foot minimum setback from any rear and side yard property line; Setback Exceptions – trash enclosure, tool shed, pet enclosure.
- Accessory dwelling unit – minimum 8,000 sq. ft. lot size.
- Vehicle storage in residential districts – 10,000 GVWR maximum; and RV parking in residential districts – 48 hours max in 7 day period. The consultant showed a vehicle weight example.

The key highlights for the Off-Street Parking & Loading:

- More succinct and logical series of parking, loading and maneuvering provisions.
- Easier for staff and users to navigate.
- New, clear guidance for alterations/expansion of existing buildings and non-conforming uses.
- Residential parking surface and maintenance requirements.
- Parking spaces required tables with modernized ratios and easy-to-read format.
- New provisions for compact spaces, tandem parking, shared parking, off-site parking, and accessible parking.
- Modernized parking space dimensions, aisle widths and drive thru stacking in easy-to-read table.
- Introduced loading area requirements for various uses.

Module 3 contained: Signage, Wireless Facilities and Nonconformities. (This work session was reviewed during the October 2017 meeting)

Signage

- Definitions relocated to Section 9
- Enhanced organization and clarity of the information
- Sign types previously presented across other zoning districts put into simplified table – permit required, and other standards noted.
- Comprehensive sign package option introduced.
- New provisions for electronic sign technologies.

- Temporary sign/banner provisions added.
- Additional graphics will be provided to aide in the description of certain terms.
- New provisions intended to conform to Reed versus Town of Gilbert Supreme Court decision.

Total Aggregate Sign Area Standards

- Non-residential building; 50 square feet or 1.5 sq. ft. per lineal front foot of building = 300 square feet maximum.
- Freestanding Signs
- 8 feet maximum height (no change)
- 40 square feet maximum for most single tenant building types (75 sq. ft. in existing code)
- 60 square feet for single building with multiple tenants (96 sq. ft. in existing code)
- 96 square feet for multiple building developments. Can have 2 signs for 200' or more of street frontage (no change)
- Freeway Pylon Signs (no changes)
- Requires 300 feet of freeway frontage
- 80 feet maximum height
- 600 square feet maximum square footage
- Minimum 300 feet separation between signs
- Nonconforming Signs – 180 days to lose status (365 days in existing code)

Wireless Facilities

- Provisions are designed to meet the intent of recently adopted HB 2365.
- Allowing “Small Wireless Facilities” by right in the City’s ROW is the key impact for cities in HB 2365.
- Some aspects of implementation of HB 2365 are still being evaluated.
- New provisions provide easy-to-read tables each for residential, commercial and industrial applications.
- CUP and Administrative approvals depending on facility type.
- Newly introduced design standards.
- Existing Ordinance does not establish height regulations for different facility types across various land uses.

Nonconformities

- Many of the same key concepts maintained from the existing Ordinance.
- Greatly improved readability and structure of the contents.
- Purpose – applies to legally existing nonconforming buildings, uses, lots and signs.
- Applies to uses or activities included in an annexation from Pinal County.
- If structure damaged/destroyed by 50% of value or greater, can NOT be replaced. (no change)
- A nonconforming use loses its legal status if discontinued for 6 months. (versus 12 months in the existing Ordinance)

Module 4 contained: Landscape and Walls, Procedures, Title, Purpose and Scope and Administration. (This work session was reviewed during the December 2017 meeting)

Landscape and Walls

- Applies to on-site and off-site improvements.
- Overall, a large portion of the existing Ordinance content has been maintained; added content and modified some standards.
- Planting materials/species now comply with the Pinal County Active Management Area Low Water Use/Drought Tolerant Plant List.
- New provision for front yard landscaping consisting of 1 tree and 2 shrubs required for R1-12, R1-6, R-2 and R-3 districts.
- Buffer landscaping now required between multi-family and single family developments and between other land use types.
- Streetscape landscaping requirements introduced; 15' major arterial, 10' for minor arterials and collectors.
- Streetscape standards reduced by approximately 45%; current standards "over-planted".
- 24-inch box trees required minimum for streetscape landscaping.
- Retention areas shall not occupy more than 50% of the site frontage landscaped area.
- New parking lot landscape standards.
- One landscape island for every 20 parking spaces (was 8 spaces).
- New property owner landscape irrigation and maintenance requirements – must replace dead plants/trees within 30 days (6 months from date of notification).
- Newly introduced landscape plan application, submittal and approval process.
- Newly introduced Fences, Walls and Screening requirements.
- Fence material standards; chain link not permitted in commercial districts.
- No building permit required for walls of 6-foot or less.
- Updated sight visibility triangle requirement.
- New screening requirements for parking lots, refuse containers and commercial loading areas.

Procedures

- Review Authority Table – illustrates the type of approval needed based on application type; "review, recommend, decision".
- Planning & Zoning Commission – recommending body on General Plan amendments, zoning code/map amendments, and conditional use permits; decision authority on certain site plans.
- Staff has decision authority for; temporary use permits, sign permits and certain site plans.
- City Council is decision maker on General Plan amendments, zoning code/map amendments, and conditional use permits, annexations and master sign program.
- New Section centrally unifies all zoning procedures into one area of the Ordinance; currently scattered throughout.
- Entire section content is newly introduced.

- Added clarity on pre-application meeting requirements/procedures/application types.
- Newly introduced Administrative Completeness provisions (SB 1525).
- Added clarity and detail for Citizen Review Process.
- Summary of Notice Requirements Table for convenience and clarity.
- Clarity for appeals process/procedures.
- Amendment to Zoning Map (Rezone) process shown here
- Issues for consideration proved to guide the review process

Title, Purpose and Scope

- Section content is a blend of existing text and newly introduced text.
- Identifies and explains the Arizona Revised Statutes (ARS) authority for Ordinance regulations and purpose of the Ordinance.
- Applicability – all public and private development and uses of buildings, structures and land.
- Transition procedures for uses established prior to the adoption of this Ordinance.
 - Nonconforming Uses
 - Applications filed - can use existing or new ordinance
 - CUPs, Site Plans approved – can proceed with Building Permit
- New clear guidance on Conflicting Provisions when, and if, they arise.

Administration

- Purpose of this Section is to establish the powers and duties of the City Council, Planning & Zoning Commission, Board of Adjustment, and Zoning Administrator.
- Newly introduced provisions to establish and describe the duties of the Development Review Committee and the Downtown Advisory Commission.
- Content of this Section is fairly standardized and universally applicable to all cities and towns in Arizona.
- Planning & Zoning Commission and Board of Adjustment membership and term of office provisions have not changed.

Module 5 contained: Outdoor Lighting and Definitions (This work session was reviewed during the January 2018 meeting)

Outdoor Lighting

- Topic was not identified by the City as being in need of significant change or experiencing challenges in administering.
- Existing Ordinance already had some key elements; prohibiting mercury vapor and quartz halogen lights and requiring that all light fixtures be fully shielded.
- Proposed Ordinance includes responsible and practical elements of a “dark sky ordinance” but not as rigid or regulatory as an “official” dark sky ordinance. These include:
 - Preferred Light Sources – low pressure sodium and narrow spectrum amber LED lamps
- Purpose and intent statement acknowledging the desire to minimize interference with astronomical observations, embracing a rural lifestyle and enjoyment of private property

- Total Outdoor Light Output standards that are progressive, consistent with University of Arizona guidance, but not overly restrictive
- Establishing maximum Color Correlated Temperature (CCT) levels for individual light sources.
- Expanded prohibited lighting types: laser lights, searchlights, bottom mounted signage lighting.
- Lighting for special events - part of Special Event Permit
- Non-Residential Lighting:
 - 20 foot max. height
 - No light trespass onto adjacent properties (full shielding)
 - Curfew at 10:00 PM or one hour after business close
 - Parking Lot lighting – 20 foot max. pole height; 16 foot at perimeter
- Lighting of recreational/athletic fields is exempt, but must abide by nationally recognized specifications.
- Includes architectural and landscape lighting provisions.

Definitions

- Existing Ordinance has definitions scattered throughout the Ordinance – difficult for user and staff to administer.
- Newly suggested Ordinance combines and unifies all definitions into one location for ease of use and administration.
- Existing Ordinance contains approximately 170 defined terms.
- Newly suggested Ordinance contains approximately 760 defined terms; an approximate 350% increase over the existing Ordinance.
- Suggested definitions expanded to define terms that were previously undefined in the existing Ordinance, plus many new terms defined that reflect new additions to the Ordinance.
- Establishing a robust and thorough set of definitions is very useful for staff’s daily administration of the Ordinance and often serves as a key determinant in guiding important or controversial administrative and/legislative decisions.

Chairperson Schuh asked if anyone had any other questions. Hearing no other questions or comments, Chairperson Schuh closed the public hearing.

I. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: TA17-032. (PROJECT NAME: CITY OF ELOY CITY CODE CHAPTER 21, ARTICLES I-XVIII, ALSO KNOWN AS THE ELOY ZONING ORDINANCE).

No action taken on this agenda item until June 20, 2018.

J. PUBLIC HEARING TO ALLOW COMMENTS FROM THE PUBLIC AND INTERESTED PARTIES ON A PROPOSED TEXT AMENDMENT TO THE EXISTING CITY OF ELOY OFFICIAL ZONING MAP, AND ITS REPLACEMENT WITH THE UPDATED OFFICIAL ZONING MAP TO REFLECT THE NEW ELOY ZONING ORDINANCE. THE PROPOSAL

WOULD DELETE, IN ITS ENTIRETY, THE EXISTING OFFICIAL ZONING MAP; AND IT WOULD BE REPLACED BY THE UPDATED OFFICIAL ZONING MAP, CASE NO.: TA17-033. (PROJECT NAME: CITY OF ELOY OFFICIAL ZONING MAP).

Chairperson Schuh opened the Public Hearing.
Repeal/Replacement of the Eloy Zoning Map

New Zoning Districts Added (no new areas delineated on the updated Official Zoning Map)

RR 2.5 Rural Residential; min. 2.5 acres per dwelling unit
R1-54 Estate Residential; min. 1.25 acres per dwelling unit
MU Mixed Use District-allows both residential and select employment uses
BP Business Park-allows research and technology uses in a campus setting
PF Public Facility-allows for public and semi-public uses

Minor Title Change to the Name of Zoning District on the Updated Official Zoning Map

<u>From</u>	<u>To</u>
Airport Overlay District	Aviation Overlay District
Community Core District	Downtown Core District
R1-43 Estate Density Residential	R1-43 Estate Residential
R1-12 Low Density Residential	R1-12 Single Family Residential
R1-6 Medium-High Density Residential	R1-6 Single Family Residential

Amend Existing Zoning District Name and Density Range

<u>From</u>	<u>To</u>
R-2 Medium-High Density Residential/ 6-8 du per ac	R-2 Small Lot Residential/ 6-10 du per ac

Hearing no other questions or comments, Chairperson Schuh closed the public hearing.

K. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: TA17-033. (PROJECT NAME: CITY OF ELOY OFFICIAL ZONING MAP).

Chairperson Schuh asked for a motion for approval, disapproval or other action. Vice-Chair Brown made a motion to approve Case No.: TA17-033 as presented. Commissioner Paulson seconded the motion. The motion was approved with a vote of 5-0.

VII. INFORMATIONAL ITEMS:

A. NONE.

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

A. NONE.

IX. COMMUNICATIONS:

A. POSSIBLE AGENDA ITEMS FOR JUNE MEETING-City Staff and Consultant to bring back Case No.: TA17-032 and discuss Tiny Home Provisions to be included with the proposed Zoning Ordinance Update.

B. CITY COUNCIL UPDATE-EX OFFICIO MEMBER REPORT-Ex-officio Snyder reported two items. The Preliminary and Final Plat request by B&R Engineering on behalf of Robson Ranch for Unit 20B had been approved by the Eloy City Council at the Monday, May 14, 2018 meeting and that City of Eloy is securing land within the Municipal Airport for potential runway and taxi-way relocations.

C. GOOD OF THE ORDER

Commissioner Peterson mentioned that the next Municipal Airport Advisory Commission meeting is scheduled for Thursday, June 7, 2018 at 5:30 PM at the Eloy/Santa Cruz Library.

Chairperson Schuh commented it was very nice to see Council members in attendance at tonight's meeting.

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 7:59 p.m.