

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, June 20, 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, Commissioner John Peterson, Commissioner Steve Paulson

Staff present: Jon Vlaming, Community Development Director

Others present: Kevin Kugler, Michael Baker International (Zoning Ordinance Consultant), JW Tidwell, Councilman

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 MAY 16, 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 May 16, 2018 meeting minutes. Commissioner Paulson seconded the motion. The motion was approved with a vote of 3-0.

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

A. OVERVIEW OF UPCOMING MAJOR GENERAL PLAN AMENDMENTS FOR 2018

Mr. Vlaming introduced this item that would be forthcoming at the July meeting such that these amendments could go out for their required 60 day review. He noted that the general plan may be amended on an annual basis through the major amendment process. He showed an image on the screen that identified the elements of the General Plan that will be considered for such amendment in 2018. These included:

- Land Use
- Circulation
- Parks, Open Space and Trails
- Environmental Planning
- Water Resources
- Public Facilities
- Downtown Development and Neighborhood Preservation
- Cost of Development

There were not any comments from the Commissioners on these items.

II. Old Business: Possible discussion and/or action on the following:

A. Public Hearing to allow comments from the public and interested parties on 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. Vlaming gave a brief overview of the request of the Commission at the last meeting and the approach that Staff and Consultant used to research the Tiny House topic and how it framed the recommendations going forward. He then introduced Kevin Kugler with Michael Baker International who led a PowerPoint discussion of the Tiny House topic. He started with the research that was conducted in New Mexico and Arizona to see how other communities have addressed this issue and how it relates to provisions in their respective zoning codes. He then provided examples of tiny houses as: the primary structure; an accessory unit; as a colony or as a new subdivision with the regulatory parameters of each. He concluded by asking if there were any questions. Commissioner Peterson asked how this should be addressed in the ordinance and Mr. Kugler responded that he could see an additional provision in Supplemental Use Standards (Section 3) and one or more additional definitions (Section 9). Commissioner Peterson concurred. Hearing no other questions or comments, Chairperson Schuh closed the public hearing.

B. 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).

Chairperson Schuh asked for a motion for approval, disapproval or other action. Commissioner Peterson made a motion to approve Case No.: TA17-032 including the addition of a Tiny House component to the Supplemental Use Regulations and associated definitions provided in the Definitions section. Commissioner Paulson seconded the motion. The motion was approved with a vote of 3-0.

III. Communications:

- A. Potential Upcoming Items for July meeting**-Mr. Vlaming indicated that there may be a conditional use permit application for a wireless monopole and the major general plan amendments would be back too.
- B. City Council Update-Ex Officio Member Report**-the Council member was absent so there was not a report provided. However Mr. Vlaming indicated that the State of the City presentation was held at Robson Ranch by the City Manager. He indicated that it outlined the City's objectives for the upcoming fiscal year. Chairperson Schuh indicated that it would have been nice to know that this event was being held.
- C. Good of the Order**-No commissioner identified any topic.

IV. Motion to Adjourn.

Chairperson Schuh asked for a motion to adjourn. Commissioner Paulson made a motion to adjourn and was seconded by Commissioner Peterson. The adjournment passed 5-0 and the meeting adjourned at approximately 6:38 p.m.