

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, July 18, 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, Commissioner Steve Paulson, Vice-Chair Larry Brown, and Commissioner Kirk Tatom.

Members Absent: John Peterson (Excused), Allen Crawford (Excused)

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

Others present: Eric Hurley, Pinnacle Consulting/Applicant.

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 JUNE 20, 2018 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION.

Chairperson Schuh asked for a correction to part IV of the June 20, 2018 meeting minutes, to edit the vote to 3-0.

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 June 20, 2018 meeting minutes with a minor edit to part IV under Motion to adjourn to note the vote was 3-0. Commissioner Paulson seconded the motion. The motion was approved with a vote of 4-0.

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

- A. CONDUCT A PUBLIC HEARING ON A REQUEST FOR A CONDITIONAL USE PERMIT ON CASE NO. CUP18-014 APPLICATION SUBMITTED BY PINNACLE CONSULTING INC., REPRESENTING SUN STATE TOWERS AND SPRINT COMMUNICATIONS TO INSTALL A ONE HUNDRED TWENTY (120'-0") FOOT MONOPOLE WIRELESS ANTENNA WITH A FOUR (4') FOOT LIGHTNING ROD EXTENSION AND SUPPORTIVE GROUND EQUIPMENT WITHIN A 40' X 40' FENCED GROUND LEASE AREA LOCATED WITHIN A PORTION OF PARCEL (APN: 408-26-0320) AT 1175 W. ALSDORF ROAD WHICH IS OWNED BY CBB HOLDINGS LLC (DBA BALLARD TRUSS) IN A PORTION OF THE NORTHEAST ¼ OF SECTION 12, T. 8 S., R. 7 E. OF THE G&SRB&M, PINAL COUNTY, ARIZONA. (PROJECT: SPRINT MONOPOLE).**

Mr. Vlaming gave a brief introduction on the proposed Conditional Use Permit application request for a one hundred and twenty (120) foot high monopole to be located on the property where Ballard Trust conducts their business at 1175 W. Alsdorf Road (Southeast corner of Alsdorf Road and Interstate 10) on a long term lease. He commented that the applicant who was present also held a public meeting with minimal attendance. The Zoning designation of Light Industrial allows this request. Staff is recommending approval with thirteen (13) conditions.

Chairperson Schuh had a question about the height of the CMU wall. Mr. Eric Hurley introduced himself as the representative of Pinnacle Consulting, Inc. representing Sun State Towers and Sprint Communications. He explained the wall will be eight feet in height and constructed of masonry and painted. He explained that they will be in contact with the property owner to execute a fifty year lease agreement which would also allow others to co-locate on the tower. Hearing no other 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.: CUP18-014. APPLICATION SUBMITTED BY PINNACLE CONSULTING INC., REPRESENTING SUN STATE TOWERS AND SPRINT COMMUNICATIONS TO INSTALL A ONE HUNDRED TWENTY (120'-0") FOOT MONOPOLE WIRELESS ANTENNA WITH A FOUR (4') FOOT LIGHTNING ROD EXTENSION AND SUPPORTIVE GROUND EQUIPMENT WITHIN A 40' X 40' FENCED GROUND LEASE AREA LOCATED WITHIN A PORTION OF PARCEL (APN: 408-26-0320) AT 1175 W. ALSDORF ROAD WHICH IS OWNED BY CBB HOLDINGS LLC (DBA BALLARD TRUSS) IN A PORTION OF THE NORTHEAST ¼ OF SECTION 12, T. 8 S., R. 7 E. OF THE G&SRB&M, PINAL COUNTY, ARIZONA.**

Chairperson Schuh asked for a recommendation. Vice-Chairperson Brown made a motion to approve CUP18-014 with the thirteen (13) conditions presented on the staff

report. In addition, he noted, for condition #6 to include the height of the wall to be eight feet and added an additional condition to contact Public Works to confirm the ultimate road right of way width for Alsdorf Road and re-locate the proposed antenna if needed to maintain appropriate “fall” distances. Commissioner Paulson seconded the motion. The motion was approved with a vote 4-0.

VII. INFORMATIONAL ITEMS:

A. NONE

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

A. CONSIDERATION, DISCUSSION, AND RECOMMENDATION FOR APPLICATION MGA18-001 THAT THE ELOY GENERAL PLAN MAJOR AMENDMENTS FOR 2018 BE TRANSMITTED FOR 60 DAY REVIEW AS REQUIRED BY ARIZONA REVISED STATUTES. SUCH AMENDMENTS MAY INCLUDE LAND USE ELEMENT, CIRCULATION ELEMENT, PARKS, OPEN SPACE AND TRAILS ELEMENT, ENVIRONMENTAL PLANNING ELEMENT, WATER RESOURCES ELEMENT, PUBLIC FACILITIES ELEMENT, DOWNTOWN DEVELOPMENT AND NEIGHBORHOOD PRESERVATION ELEMENT AND COST OF DEVELOPMENT ELEMENT. (PROJECT: 2018 MAJOR GENERAL PLAN AMENDMENTS)

Mr. Vlaming reminded the Commissioners that the deadline for 2018 Major General Plan Amendment is getting closer and that all major General Plan Amendment applications must be received by Friday, July 27, 2018 to be processed in the 2018 annual cycle. He mentioned that there will be a City Staff initiated request for seven (7) elements: Land Use Element, Circulation Element, Environmental Planning Element, Water Resources Element, Public Facilities Element, Downtown Development and Neighborhood Preservation Element and Cost of Development Element and might have one more coming.

IX. COMMUNICATIONS:

A. POSSIBLE AGENDA ITEMS FOR AUGUST MEETING

Mr. Vlaming suggested a meeting could be held to review the proposed Major General Plan Amendments or to cancel the August meeting as there are no pending cases.

Chairperson Schuh, Vice-Chairperson Brown, Commissioner Paulson and Commissioner Tatom agreed to cancel the August meeting.

B. CITY COUNCIL UPDATE-EX OFFICIO MEMBER REPORT

Ex-Officio Snyder commented he had two items to report. He commented that the City of Eloy 2018-2019 budget had been approved and one of the most controversial items was how the City Council contributes its donations and how the money is being used by the respective organizations. Council directed Staff to include all Eloy residents (“Toltec Area”) to qualify for scholarships. Chairperson Schuh asked if the budget has a line item dedicated to growth. Ex-Officio Snyder responded that there was and one of them would be to include the Sunland Gin/Arica transportation analysis/project. He also mentioned that the City of Eloy has posted updated information on the City website and on their Facebook page relative to the progress of the New City Hall. He also noted that an Architect has been hired to assist with the programming phase for the existing City Hall building.

C. GOOD OF THE ORDER

Mr. Vlaming added that the proposed Subdivision Ordinance, Zoning Ordinance and Map will be heard for Council consideration on July 27 and there’s a 30 day waiting period to become effective. Also, about the Transit Study, Surveys for transit use went out to the community for input and are also available online. The City has a Statement of Qualifications (SOQ) out, accepting submittals from qualified architects or design firms to partner with Staff in the preparation, development and adoption of a Main Street Arcade Renovation Program. Closing date is August 30, 2018 by 3:00 PM.

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 4-0 and the meeting adjourned at approximately 6:55 p.m.