

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, September 19, 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, Commissioner Allen Crawford, and Commissioner Kirk Tatom.

Members Absent: Vice-Chair Larry Brown (Excused Absent)

Staff present: Jon Vlaming, Community Development Director, and Belinda Lopez, Planner, Ex-Officio Daniel Snyder, Councilman J.W. Tidwell.

Others present:

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 JULY 18, 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. Commissioner Paulson made a motion to approve the July 18, 2018 meeting minutes. Commissioner Tatom 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. CONDUCT A PUBLIC HEARING ON CASE NO.: RZ18-018. CITY OF ELOY STAFF INITIATED APPLICATION TO REZONE APPROXIMATELY 4.16 ± ACRES FROM R1-6 (SINGLE FAMILY RESIDENTIAL) WITH A DOWNTOWN CORE (DCO) OVERLAY DISTRICT TO PF (PUBLIC FACILITY) WITH A DOWNTOWN CORE (DCO) OVERLAY DISTRICT. SUBJECT PROPERTY IS LOCATED AT 595 N. C STREET, ASSESSOR'S PARCEL NUMBER: 405-03-240A IN A PORTION OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 8 EAST OF G&SRB&M, PINAL COUNTY, ARIZONA.**

Chairperson Schuh opened the Public Hearing. Mr. Vlaming introduced the agenda item and explained this is the property that the City took possession of and is where the New City Hall is being constructed. Currently the property has a zoning designation of Single Family Residential and Staff is proposing to bring it into conformance to the new General Plan Designation being proposed under the 2018 Major General Plan Amendments to Public/Institutional which is a designation used for land and/or facilities that are owned by a city, county, state, or federal public or quasi-public institutional entity. Commissioner Tatom asked what the plans for the remainder of the property are. Chairperson Schuh asked if there were any future plans. Mr. Vlaming responded at this time it will be a holding place that for now will be finish with decompose granite. Being no further questions, 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.:RZ18-018 (PROJECT NAME: NEW CITY HALL REZONING).**

Chairperson Schuh asked for a recommendation. Commissioner Petersons made a motion to approve RZ18-018 as presented on the staff report. Commissioner Paulson seconded the motion. The motion was approved with a vote 5-0.

VII. INFORMATIONAL ITEMS:

- A. UPDATE ON THE ELOY ECONOMIC DEVELOPMENT STRATEGIC PLAN-**Work has begun on the Eloy Economic Development Strategic Plan, starting with a series of interviews with elected officials, small businesses, land owners and other community and regional leaders. The input will be used to set the stage for a plan to be completed by the March of 2019. This will be a plan focused on implementation with a 3-5 year horizon. We will be interested in those activities that will help Eloy regain momentum and position the community to take advantage of its own local strengths and be in a position to thrive as proposed

employers come on line such as Lucid Motors and Nicola Transportation, two big projects that could have a positive long-term impact on Eloy and the region. Other steps in the plan's development include research, economic analysis; determination of infrastructure needs to enhance employment opportunities, understanding the labor force from the community and employer point of view and strategies to move forward. More information is available by calling Jeff Fairman, City of Eloy at 520-464-3178.

B. UPDATE ON THE MAIN STREET ARCADE RENOVATION PROJECT

Mr. Vlaming reported that the City had posted a request for solicitation for the Main Street Arcade renovation project and 6 solicitations were received. The overall intent of this project is to enhance Main Street (from Frontier Street to 7th Street). Ex-Officio Snyder asked if the color scheme would match with the New City Hall. Mr. Vlaming responded that is the idea and to be compatible and added the City will have very good resources and will go through a prefer alternative. He added that the Mayor and City Council budgeted \$100,000.00 for this project. Chairperson Schuch asked what the time frame was. Mr. Vlaming explained that the thought is to be completed at the same time as the New City Hall.

C. UPDATE ON THE PUBLIC SAFETY FACILITY DESIGN-BUILD

Mr. Vlaming reported that the Department of Public Works put out a solicitation to design and build the existing City Hall for Public Safety use and Staff received six (6) submittals and are currently reviewing the short list as they had a good list to choose from. Chairperson Schuh asked if there were any asbestos. Commissioner Peterson asked if there would be a phase 1. Mr. Vlaming responded he was not aware.

D. UPDATE ON THE ELOY **TRANSIT FEASIBILITY STUDY**

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

A. 2018 MAJOR GENERAL PLAN AMENDMENTS. PRESENTATION AND DISCUSSION WITH NO ACTION TO BE TAKEN. PUBLIC ATTENDANCE AND COMMENT IS ENCOURAGED FOR TWO APPLICATIONS THAT HAVE BEEN TRANSMITTED FOR THEIR 60 DAY REVIEW (AUGUST 1-OCTOBER 1, 2018) AS REQUIRED BY ARIZONA REVISED STATUTES: 1) A STAFF INITIATED APPLICATION, CASE NO.: MGA18-001: SUCH AMENDMENTS INCLUDE CHANGES TO THE 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 2) CASE NO.: GPA18-017: HANNA INDUSTRIAL PARK (PROJECT NAME: 2018 MAJOR GENERAL PLAN AMENDMENTS).

Chairperson Schuh Open the meeting. Mr. Vlaming introduced the case and gave a background on Major General Plan Amendments through a power point presentation. He explained that the Arizona Revised Statutes (ARS) requires all cities, towns and counties to prepare and adopt a general or comprehensive plan. ARS allows amendments classified as minor or major as defined by the community. Amendments keep the Plan current and a valuable tool to manage future growth and infrastructure investments. The General Plan is an aspirational guide-it's not regulatory like zoning. He further explained the Major General Plan Amendment Criteria: 1) A change in residential land use designation that exceeds 320 acres, 2) A land use designation change from residential to non-residential of 40 acres or more, 3) A change in any commercial or employment land use designations (e.g. neighborhood commercial, community commercial, light industrial, or General Industrial) exceeding 40 acres from commercial and 80 acres for industrial or employment uses. This year's request is Land Use Element-text and map changes, updating the land use designation to comply with the updated zoning code and identifying and confirm Public/Institutional uses. Circulation Element-Text and map changes, show ROW widths in text, table and map and revised corridor for I-11. Parks, Open Space and Trails Map-Updated text and maps. Update Environmental Planning maps. Update the Water Resources Element-text and maps. Update Public Facilities Element-text and maps. Cost of Development-only the text. Downtown Development and Neighborhood Preservation-Update text and a new map of the Downtown boundary is being proposed. Case No. GPA18-07 "Hanna Industrial Park" submitted by Land Advisors in care of Mr. Kirk McCarville was requested to be withdrawn by applicant on behalf of property owner via email notice. Mr. Vlaming went on with the next steps. The next Open House/Public meeting is scheduled for Wednesday, October 3, 2018 at the Library. The Planning and Zoning Commission Public Hearing is

Wednesday, October 17, 2018 and the City Council Public Hearing is tentative for November 26.

I. COMMUNICATIONS:

A. POSSIBLE AGENDA ITEMS FOR OCTOBER MEETING-

Mr. Valming mentioned that the only agenda item to be presented in October is the Staff initiated 2018 Major General Plan Amendments where a quorum would be required

B. CITY COUNCIL UPDATE-EX OFFICIO MEMBER

REPORT-Ex-Officio Snyder reported the following information: Mayor and City Council approved the Conditional Use for the proposed one hundred and twenty (120) foot wireless antenna over by Alsdorf Road; Airbeam wireless services with high speed internet is in the process to connecting to all City owned facilities in the Downtown. Two Traffic Studies-both along Sunland Gin Road at the intersections of Arica Road and the other at Jimmie Kerr Road. Need volunteers for the 2020 Census. He added that the U.S. Census Bureau is recruiting thousands of people across the country to assist with the 2020 Census and that there would be a variety of temporary jobs and that the information has been posted on the City of Eloy website.

C. GOOD OF THE ORDER-Commissioner Tatum asked if there

was a City Code requirement that a house number be posted at each residence. Mr. Vlaming responded yes, it should be four inches (4”).

II. MOTION TO ADJOURN.

Chairperson Schuh asked for a motion to adjourn. Commissioner Peterson made a motion to adjourn and was seconded by Commissioner Paulson. The adjournment passed 5-0 and the meeting adjourned at approximately 7:20 p.m.