

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, October 17, 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, Vice-Chairperson Larry Brown, Commissioner John Peterson, Commissioner Steve Paulson and Commissioner Kirk Tatom and Commissioner Allen Crawford.

Members Absent: None

Staff present: Jon Vlaming, Community Development Director, and Belinda Lopez, Planner

Others present: Ex-Officio Daniel Snyder, and representatives of the consultant (WSP-Jennifer Love and Stephanie McVey) and Sun Corridor Metropolitan Planning Organization (Jason Hafner).

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 SEPTEMBER 19, 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 September 19, 2018 meeting minutes as presented. Commissioner Paulson seconded the motion. The motion was approved with a vote of 6-0.

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

- A. A PRESENTATION ON THE ONGOING ELOY TRANSIT FEASIBILITY STUDY. REPRESENTATIVES OF THE CONSULTANT (WSP) AND SUN CORRIDOR METROPOLITAN PLANNING ORGANIZATION WILL PROVIDE AN UPDATE ON THE STATUS OF THE PROJECT. A REVIEW OF THE COMMUNITY SURVEY AND DRAFT SHORT AND LONG RANGE PLANS AND COST WILL BE PRESENTED.**

Chairperson Schuh opened the item. Mr. Vlaming commented that at the last Planning and Zoning Commission meeting, Ex-Officio Snyder requested an update on the Eloy Transit Feasibility Study. He then introduced the representative of the consultant (WSP) and Sun Corridor Metropolitan Planning Organization to provide an update. Mr. Vlaming identified that this project is advancing and the public meeting was held on 10/9 at the Eloy Santa Cruz Library where they reviewed the preliminary transit corridors and received community input. Ms. Jennifer Love introduced herself and Stephanie McVey and Jason Hafner with Sun Corridor Metropolitan Planning Organization. Ms. Jennifer Love presented a PowerPoint presentation on the current status of the project. She highlighted where we are in the study, a summary of the community survey, an overview of Working Paper #2, an overview of the near, mid and long term recommendations, the project schedule and next steps in the process. She responded to several questions from the Commissioners.

VII. INFORMATIONAL ITEMS:

- A. UPDATE ON THE CITY HALL PROJECT-Mr.** Vlaming indicated that construction continues although it was delayed due to the rain Eloy has been getting over the last month or so. He added that towards the end of the month the City was going to give tours of the building if anyone was interested. Vice-Chairperson Brown asked if the façade would be purple as it looks right now. Mr. Vlaming explained it is only temporary-that is just the color of the material that is being used. More information is available by calling Regis Reed, Operations Manager, City of Eloy Public Works at 520-466-3082.

B. UPDATE ON THE PUBLIC SAFETY FACILITY DESIGN-BUILD

Mr. Vlaming reported that the Public Works Department put out a solicitation to design and renovate/redevelop the existing City Hall for Public Safety use. Staff received six (6) submittals and City Council selected CORE construction and ARCHITEKTON as the Architect.

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

- A. 2018 MAJOR GENERAL PLAN AMENDMENTS. A PUBLIC HEARING FOR THE STAFF INITIATED APPLICATION, CASE NO.: MGA18-016 FOR MAJOR AMENDMENTS TO THE ELOY**

GENERAL PLAN, INCLUDING 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 (PROJECT NAME: 2018 MAJOR GENERAL PLAN AMENDMENTS).

Chairperson Schuh opened the Public Hearing. Mr. Vlaming introduced the case and gave the background on the Major General Plan Amendments through a PowerPoint 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, which are defined by the community. Amendments keep the Plan current and a valuable tool to manage future growth and infrastructure investments. He identified that 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 Element-update the text and maps.
- Environmental Planning Element-update text and maps.
- Water Resources Element: update the text and maps.
- Public Facilities Element: update the text and maps.
- Cost of Development-update the text-there are not any maps.
- Downtown Development and Neighborhood Preservation Element-update text and a new map of the Downtown boundary is being proposed.

B. CONSIDERATION,DISCUSSION,AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: MGA18-016 (PROJECT NAME: 2018 MAJOR GENERAL PLAN AMENDMENTS)

Chairperson Schuh asked for a recommendation. Vice-Chairperson Brown made a motion to approve Case No.: MGA18-016 as presented.

Commissioner Peterson seconded the motion. The motion carried and was approved by a vote of 6 -0.

II. COMMUNICATIONS:

A. POSSIBLE AGENDA ITEMS FOR NOVEMBER MEETING-

Mr. Vlaming mentioned that the only agenda item (at this time) to be presented is a Conditional Use Permit application and asked the Commission if they would prefer to have the meeting on November 14th or November 21st. The Commission agreed to call a special meeting on Wednesday, November 14th at 6:00 PM at City Hall.

B. CITY COUNCIL UPDATE-EX OFFICIO MEMBER REPORT-Ex-Officio Snyder reported the following information: He informed that he took Commissioner Schuh's advisement to delay the traffic study.

C. GOOD OF THE ORDER-Mr. Vlaming communicated the following events:

- Pinal County Town Hall 10/18
- McClellan Wash Water Course Master Plan Public Meeting 10/18 @ 6PM
- Board of Adjustment meeting 10/18 @ 6PM
- Pinal County 5th Annual Business, Education, and Workforce Development Summit 11/16 at Central Arizona College from 8AM-3PM

III. 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 6-0 and the meeting adjourned at approximately 7:09 p.m.