

**MINUTES  
OF THE  
CITY OF ELOY  
BOARD OF ADJUSTMENT  
REGULAR MEETING  
Thursday, August 16, 2007  
6:00 P.M.**

**I CALL TO ORDER**

Chairperson Cazarez called the meeting to order at 6:00 p.m.

**II. ROLL CALL**

Members Present: Chairperson Ezequiel Cazarez  
Vice-Chairperson Richard Horton  
Board Member Rudy Escalante  
Board Member Manuel Salas  
Board Member Stephanie Blanco  
Vice-Mayor Frank Acuna, Council Member

Members Absent: All Members Were Present

Staff Present: Joseph Blanton, Interim City Manager/  
Community Development Director  
Belinda Cota, Planner  
Luis F. Barahona, Planner  
Mary Montijo, Clerical Assistant

**III. INVOCATION**

Board Member Salas led the invocation

**IV. PLEDGE OF ALLEGIANCE**

Board Member Escalante led the Pledge of Allegiance.

**V. MOTION TO APPROVE THE JULY 19,2007 MEETING MINUTES OF  
CITY OF ELOY BOARD OF ADJUSTMENT**

Chairperson Escalante made a motion to approve the July 19, 2007 meeting minutes. Board Member Salas seconded the motion. Motion was approved unanimously.

**VI. COMMUNICATIONS**

None

Hearing no communications, Chairperson Cazarez moved to the next Agenda item.

**VII. BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING:**

- A. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO: VA07-63: VARIANCE REQUESTS BY EPS GROUP, INC. ON BEHALF OF NATIONAL GYPSUM COMPANY TO ALLOW THE FOLLOWING IN THE I-1 LIGHT INDUSTRIAL ZONING DISTRICT: TO ALLOW A REDUCTION IN PARKING FOR THE FACILITY; ALLOW UP TO THREE (3) LIGHT POLES TO BE AT A HEIGHT OF 100-FEET, PARKING AREA LIGHTS TO BE AT A HEIGHT OF 35-FEET, BUILDING-MOUNTED LIGHTS TO BE A MAXIMUM HEIGHT OF 22-FEET AND LIGHT INTENSITIES TO EXCEED 0.2 FOOT-CANDLES WITHIN PARKING AND LOADING AREAS; TWO (2) SILOS AT 85-FEET, ONE (1) CONVEYOR AT A HEIGHT OF 90- FEET AND ONE (1) STUCCO SILO ROOM AT A HEIGHT OF 75- FEET ASSOCIATED WITH THE PROPOSED NATIONAL GYPSUM FACILITY. SUBJECT PROPERTY IS GENERALLY LOCATED SOUTH OF THE UNION PACIFIC RAIL ROAD (UPRR), NORTH OF INTERSTATE 10 (I-10), WEST OF LA PALMA ROAD AND EAST OF SUNSHINE BOULEVARD (NORTHEAST OF PILOT TRAVEL CENTER) ELOY, ARIZONA ON ASSESSOR'S PARCEL NUMBERS: 411-10-015A, 411-10-015B, 411-10-016 AND 411-10-017**

Chairperson Cazarez opened the public meeting.

Vice-Chairperson Horton made a comment that the 1<sup>st</sup> Phase of the project should be underway by Monday. Cynthia Donnell, representing the EPS Group, gave a brief presentation on Case VA07-63. Ms. Donnell stated that the maximum amount of employees at the site at one time would be 75, and there are 90 parking spaces available. There are also 5 Handicapped parking spaces at the entry of the building. 100' light poles are in the truck parking area, which is in the rear of the building. Ms. Donnell asked that building mounted lights be allowed to be mounted at 22'. All lights are fully shielded and pointed downward.

Hearing no other communications, Chairperson Cazarez moved to the next agenda item.

- B. MOTION FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON THE REQUEST FOR A VARIANCE ON CASE NO: VA07-63:**

Chairperson Blanco made a motion for approval on Case # VA07-63. The motion was seconded by Chairperson Escalante. The motion passed unanimously.

- C. PUBLIC HEARING TO ALLOW COMMENTS FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO: VA07-64: VARIANCE REQUEST BY GAMMAGE & BURNHAM ON BEHALF OF SKY CAST PROPERTIES, LLC TO INCREASE THE MAXIMUM BUILDING HEIGHTS ON THE PROPERTY IN THE I-I LIGHT INDUSTRIAL ZONING DISTRICT FROM FORTY-FIVE (45) FEET TO ALLOW CONSTRUCTION OF ONE (1) 52-FOOT TALL SILO STRUCTURE ASSOCIATED WITH THE PROPOSED SKY CAST FACILITY. SUBJECT PROPERTY IS GENERALLY LOCATED NORTH OF INTERTSTATE-10, WEST OF TWEEDY ROAD APPROXIMATELY 600 FEET SOUTH OF BATTAGLIA DRIVE IN THE ELOY INDUSTRIAL PARK ON ASSESSOR'S PARCEL NUMBERS: 408-02-021 AND 408-02-022.**

Mr. Blanton stated there will need to be a 7' height variance for a small portion of the project. Storage will be in the back of the property. The maximum height of the silo will be 52'.

Hearing no other comments, Chairperson Cazarez moved to the next agenda item.

- D. MOTION FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON THE REQUEST FOR A VARIANCE CASE NO: VA07-64.**

Chairperson Horton moved to approve Case No: VA07-64. The motion was seconded by Chairperson Escalante. The motion was approved unanimously.

#### **VIII. MOTION TO ADJOURN**

Chairperson Horton moved to adjourn the meeting. The motion was seconded by Chairperson Escalante. The motion was carried unanimously and the meeting adjourned at 8:45 P.M.