

**MINUTES
OF THE
CITY OF ELOY
BOARD OF ADJUSTMENT
REGULAR MEETING
Thursday, July 19, 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
Vice-Mayor Frank Acuña, Council Member

Members Absent: Board Member Stephanie Blanco

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

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 MAY 17, 2007 MEETING MINUTES OF THE
CITY OF ELOY BOARD OF ADJUSTMENT**

Vice Chairperson Horton asked for the meeting minutes to be revised with the correction of the title of Frank Acuña be changed to Vice-Mayor instead of Vice-Chairperson.

Vice-Chairperson Horton made a motion to approve the May 17, 2007 meeting minutes with the amendment. Board Member Escalante seconded the motion. Motion was approved unanimously.

VI. COMMUNICATIONS

Mr. Blanton commented that there are two applications scheduled for the month of August for consideration. One is for National Gypsum regarding the Parking Code and other height issues. He mentioned that the code, as written, would require approximately

eight hundred (800) parking spaces, and that the applicant is proposing approximately 100 hundred parking spaces for approximately ninety employees on site. The second application is to increase the maximum building height on property in the I-1 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.

Hearing no other 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.: CASE NO.: VA07-49 VARIANCE REQUEST BY EPS GROUP, INC. ON BEHALF OF TALON MOUNTAIN, LLC TO DECREASE THE MINIMUM SIDE YARD SETBACKS FROM FIVE AND TEN (5/10) FEET TO FIVE AND FIVE (5/5) FEET WITHIN THE TOLTEC ARIZONA VALLEY UNIT TWELVE (KNOWN AS "TALON MOUNTAIN") ZONED R1-6 (MEDIUM DENSITY RESIDENTIAL) WITH A MOBILE HOME OVERLAY FOR THE PURPOSE OF CONSTRUCTING SINGLE-FAMILY HOMES. SUBJECT VACANT PROPERTY IS BOUNDED BY CORNMAN ROAD TO THE NORTH, VALLEY ROAD TO THE EAST, HANNA ROAD TO THE SOUTH AND SIGNAL PEAK ROAD/TOLTEC ROAD TO THE WEST, ELOY, ARIZONA.**

Chairperson Cazarez opened the public hearing.

Mr. Blanton stated that all lots are 60' wide. Mr. Blanton stated the proposed housing project will be as nice if not nicer than Robson Ranch. Mr. Blanton mentioned that he has spoken to a group of North Toltec property owners (Toltec Arizona Valley Unit 8, 9 and 9A Subdivisions) and there are no oppositions.

Mr. Bruce Olsen, from Southwest Desert Homes stated that he was available to answer any questions.

Vice-Chairperson Horton stated that he is anxious for someone to come in with affordable housing because he knows that with all the new businesses coming in to Eloy, the time is right for affordable housing.

Mr. Olsen stated his project would be completed in a five (5) to seven (7) year time frame.

Ms. Cynthia Donald, from the EPS Group, stated that with their request of five (5) foot side yard setbacks at least one side would be open and unobstructed for emergency personnel.

Hearing no other comments, Chairperson Cazarez closed the public hearing.

- B. MOTION FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON THE REQUEST FOR CASE NO.: VA07-49.**


July 19, 2007 Board of Adj. Meeting Minutes

Vice-Chairperson Horton made a motion to APPROVE Case No.: VA07-49 with the stipulations presented by staff and the new stipulation proposed by the applicant. Board Member Escalante seconded the motion. The motion was approved unanimously. (Voted 4-0)

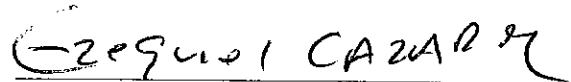
VIII. ADJOURNMENT

Vice-Chairperson Horton moved to adjourn the meeting. The motion was seconded by Chairperson Cazarez. Motion carried unanimously and the meeting adjourned at 6:36 p.m.

ATTEST:



Interim City Manager/
Community Development Director



Chairperson