

**MEETING MINUTES
OF THE
CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, January 21, 2009
7:00 P.M.**

I. CALL TO ORDER

Chairperson Larry Brown called the meeting to order at 7:01 PM.

II. ROLL CALL

Members Present: Chairperson Larry Brown
Vice-Chairperson Glinda Weddle
Commissioner Marlo Schuh
Commissioner Jose Garcia
Alternate Commissioner Richard Horton

Members Absent: Commissioner Manuel Medina
Ex-Officio Council Member Joel Belloc

Staff Present: Joseph Blanton, Community Development Director
Belinda Cota, Planner
Christina Leon, Clerical Assistant

III. INVOCATION

The Invocation was given by Vice-Chairperson Glinda Weddle

IV. PLEDGE OF ALLEGIANCE

Chairperson Larry Brown led the Pledge of Allegiance

V. MOTION TO APPROVE THE NOVEMBER 19, 2008 MEETING MINUTES OF THE CITY OF ELOY PLANNING AND ZONING COMMISSION

Commissioner Garcia made a motion to approve the November 19, 2008 meeting minutes of the Planning and Zoning Commission. Vice-Chairperson Weddle seconded the motion. Motion was approved unanimously. The vote was (5-0).

VI. COMMUNICATIONS

Mr. Blanton mentioned that the terms of two commissioners, Larry Brown and Richard Horton, expired in January 2008. And that the terms of two additional commissioners, Marlo Schuh and Manuel Medina expired this month. Mr. Blanton stated that unless he hears otherwise, he will ask the Mayor and City on January 26, 2009 to re-appoint all four commissioners for three-year terms beginning from their expiration dates. Mr. Blanton mentioned that there was a good turnout for the Annual Boards and Commissions

Conference, which was held on Friday, December 5, 2008 at the Black Canyon Center in Phoenix, Arizona: Commissioner Garcia, Commissioner Schuh, Commissioner Medina, staff member Christina Leon and Mr. Blanton attended the meeting. Mr. Blanton gave a brief overview of the Arizona Smart Growth Scorecard, which was one of the topics at the conference.

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

A. NOMINATION/MOTION TO ELECT A CHAIRPERSON FROM AMONG THE MEMBERS OF THE PLANNING AND ZONING COMMISSION FOR 2009.

Chairperson Brown opened the nomination. Commissioner Horton asked whether there were any volunteers for the Chairperson position. Chairperson Brown volunteered for the position. Hearing no other nominations, Chairperson Brown closed the nominations. Commissioner Horton made a motion to reappoint Larry Brown as Chairperson of the Eloy Planning and Zoning Commission for 2009. Commissioner Garcia seconded the motion. The motion was passed unanimously 4-0.

B. NOMINATION/MOTION TO ELECT A VICE-CHAIRPERSON FROM AMONG THE MEMBERS OF THE PLANNING AND ZONING COMMISSION FOR 2009.

Chairperson Brown opened the nomination. Commissioner Horton nominated Vice-Chairperson Weddle as Vice-Chairperson. Hearing no other nominations, Chairperson Brown closed the nominations. Commissioner Horton made a motion to reappoint Glinda Weddle as Vice-Chairperson of the Eloy Planning and Zoning Commission for 2009. Chairperson Brown seconded the motion. The motion was passed unanimously 4-0.

C. CONSIDERATION, DISCUSSION AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: PPA09-02: REQUEST BY B&R ENGINEERING, INC. ON BEHALF OF SUN LAKES CASA GRANDE DEVELOPMENT, LLC FOR A TWO-YEAR EXTENSION TO THE APPROVED PRELIMINARY PLAT FOR "ROBSON RANCH ARIZONA UNIT 27 AND 28" AND TO ALLOW MODIFICATIONS TO THE PREVIOUSLY APPROVED PRELIMINARY PLAT.

Commissioner Horton asked if staff has discussed the three stipulations with the applicant representing Robson Ranch. Mr. Blanton explained that the applicant was in agreement with the three stipulations. Mr. Blanton briefly explained some of the requested revisions to the preliminary plat. He stated that Robson would like to consolidate some of the open space and create a development lake; there is a reduction in lots; and they would like to tweak some of the road alignments. Overall, the proposed revisions to "Robson Ranch Arizona Unit 27 and 28" preliminary plat are minor in nature. Commissioner Horton made a motion to approve Case No.: PPA09-02. Motion was seconded by Vice-Chairperson Weddle. The motion was passed unanimously 5-0 with the following three stipulations:

1. That the Preliminary Plat for Robson Ranch Unit 27 and 28 be extended for a period of twenty-four (24) months from the date of City Council approval;

2. That all development of the property shall comply with the approved pre-annexation and development agreement by and between Sun Lakes-Casa Grande Development, LLC and the City of Eloy; and
 3. That all previously approved stipulations related to the original Preliminary Plat approval remain in effect
- D. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON CASE NO.: GPA08-68: APPLICATION BY SVK ENGINEERING ON BEHALF OF RAMSES REALTY, LLC FOR A MINOR GENERAL PLAN AMENDMENT ON APPROXIMATELY 287 ACRES OF LAND FROM MEDIUM DENSITY RESIDENTIAL AND COMMERCIAL RECREATIONAL TO LIGHT INDUSTRIAL. SUBJECT PROPERTY IS GENERALLY BOUNDED BY THE UNION PACIFIC RAIL ROAD TO THE NORTH, SUNLAND GIN ROAD TO THE WEST AND INTERSTATE 10 (I-10) TO THE SOUTH (ASSESSOR'S PARCEL NUMBERS: 402-02-012A, 402-15-041B, 402-15-042, AND 402-15-043) IN A PORTION OF SECTIONS 18 AND 19, T7S, R7E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: ELOY 287).**

Chairperson Brown opened the public hearing.

Mr. Blanton gave a quick overview of a letter received today by Kyle Raynor with Petro Truck Stops. Mr. Raynor stated in his letter that he was shocked to hear that Arizona Department of Transportation (ADOT) was planning to realign or relocate the Sunland Gin Road traffic interchange (TI). Mr. Blanton informed Mr. Raynor that this has been in discussion for more than a year. Mr. Raynor's letter also states that they are opposing any rezoning that would give credence to the Sunland Gin Road TI realignment. Mr. Blanton stated that after he spoke to Mr. Raynor this morning, Petro is no longer opposed to the rezoning but is opposed to ADOT's proposed re-alignment of the Sunland Gin Road TI. As Mr. Blanton explained to Mr. Raynor, the realignment of the Sunland Gin Road TI was more of a safety issue with merging I-8/I-10 traffic. Mr. Blanton stated that staff recommends approval of this request as presented.

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

- E. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA08-68 (PROJECT NAME: ELOY 287).**

Commissioner Garcia made a motion to approve Case No.: GPA08-68. Motion was seconded by Vice-Chairperson Weddle. The motion was passed unanimously 5-0.

- F. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON CASE NO.: RZ08-69: APPLICATION BY SVK ENGINEERING ON BEHALF OF RAMSES REALTY, LLC TO REZONE APPROXIMATELY 287 ACRES OF LAND FROM R1-6 (MEDIUM DENSITY RESIDENTIAL) WITH A PLANNED AREA DEVELOPMENT OVERLAY TO I-1 (LIGHT INDUSTRIAL). SUBJECT PROPERTY IS GENERALLY BOUNDED**

BY THE UNION PACIFIC RAIL ROAD TO THE NORTH, SUNLAND GIN ROAD TO THE WEST AND INTERSTATE 10 (I-10) TO THE SOUTH (ASSESSOR'S PARCEL NUMBERS: 402-02-012A, 402-15-041B, 402-15-042, AND 402-15-043) IN A PORTION OF SECTIONS 18 AND 19, T7S, R7E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: ELOY 287).

Chairperson Brown opened the public hearing.

Hearing no comments, Chairperson Brown closed the public hearing.

G. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: RZ08-69 (PROJECT NAME: ELOY 287).

Commissioner Horton made a motion to approve Case No.: RZ08-69. Motion was seconded by Commissioner Garcia. The motion was passed unanimously 5-0 with the following seven stipulations:

1. That approval of this request is subject to the Eloy City Council approval of the Minor General Plan Amendment (GPA08-68);
2. That all future development of the Light Industrial site(s) shall undergo subsequent Site Plan and/or Subdivision reviews and approvals by the city;
3. That a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) process shall be undertaken with Pinal County Flood Control District and with FEMA to remove the developed area from the FEMA Zone A floodplain;
4. That the owner/developer shall provide a comprehensive Transportation & Circulation Plan to the City of Eloy prior to any further approvals from the City and that the dedication of the right-of-way widths will be dependent upon approval of the Transportation & Circulation Plan;
5. That prior to development on the subject property, the site will be maintained in a natural, debris-free, and weed-free condition;
6. That compliance with the Light Industrial Design Guidelines and Standards of the Eloy Zoning Ordinance and/or the Eloy Subdivision Ordinance, as may be amended from time to time, shall be required; and
7. That any major changes or modifications to the Eloy 287 rezoning shall be reviewed and processed in accordance with those procedures outlined for rezoning in Chapter 21 of the Eloy Zoning Ordinance. The City Manager, or designee, may administratively approve minor changes and will determine the difference between major and minor changes.

VIII. MOTION TO ADJOURN

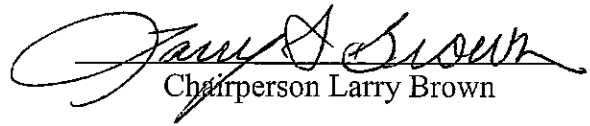
Chairperson Brown asked for a motion to adjourn. Motion was made by Commissioner Horton and was seconded by Commissioner Schuh. The meeting was adjourned at 7:35 P.M.

ATTEST:



City Manager/Community Development Director

APPROVED:



Chairperson Larry Brown