

**MEETING MINUTES
OF THE
CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, May 16, 2007
7:00 P.M.**

I. CALL TO ORDER

Chairperson Larry Brown called the meeting to order at 7:00 p.m.

II. ROLL CALL

Members Present: Chairperson Larry Brown
Vice-Chairperson Manuel Medina
Commissioner Marlo Schuh
Commissioner Jose Garcia
Commissioner Glinda Weddle
Ex-Officio Member Joel Belloc, Council Member

Members Absent: Alternate Commissioner Richard Horton

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

III. INVOCATION

Invocation given by Commissioner Weddle.

IV. PLEDGE OF ALLEGIANCE

Chairperson Brown led the Pledge of Allegiance.

V. MOTION TO APPROVE THE APRIL 18, 2007 MEETING MINUTES OF THE CITY OF ELOY PLANNING AND ZONING COMMISSION

Commissioner Garcia made a motion to approve the April 18, 2007 meeting minutes of the Planning and Zoning Commission. Commissioner Schuh seconded the motion. Motion was approved unanimously.

VI. COMMUNICATIONS

Mr. Blanton introduced Luis Barahona as the new Planner who started working for the City on Tuesday, May 1, 2007. (Mr. Barahona was welcomed by the members and staff present).

He commented that the Arizona Department of Transportation (ADOT) gave a presentation on Monday, May 14, 2007 to the Eloy City Council regarding the Interstate 10 (I-10) widening and the improvement of some interchanges specifically in Eloy: Sunland Gin Road moving approximately 1/8 of a mile to the east of current location; he added the other two (Toltec Road exit 203 and Sunshine Boulevard exit 208) would be built at a ninety degree angle. He commented that earlier in the evening (before this Planning and Zoning meeting of 5/16/07) he and others attended an ADOT meeting at the Baha'i Institute for another study ADOT is calling the "I-10 Phoenix-Tucson Bypass" for corridors that originate near Benson, Arizona and end somewhere west of Buckeye, Arizona where there are approximately fourteen (14) alternatives: a couple are proposed north of Eloy in the Florence/Coolidge area, and a couple appeared to go through the middle of the City of Eloy, and there was one along the Santa Cruz River. This study is to see if some bypass route around Tucson and Phoenix (and Eloy) will be needed in the future.

H also mentioned that Agenda items A and B would be tabled and that these agenda items will be heard at the next regular meeting.

He added that on Friday, June 25, 2007 staff will be interviewing five (5) consulting teams regarding the Request for Proposal (RFP) for the General Plan Update and he stated that hopefully during the month of June the City would have a firm on board. He added that this would be an eighteen to twenty four month process to update the General Plan. He stated it is a critical time in Eloy's future to be setting the vision of how the Citizens want the city to look and feel and not just be able to describe what happened after the dust settles.

VII. NEW 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.: RZ/PAD07-07, APPLICATION BY COE & VAN LOO CONSULTANTS, INC. ON BEHALF OF BT ELOY, LLC TO REZONE APPROXIMATELY 656 ACRES OF LAND FROM PINAL COUNTY DESIGNATION TO 570 ACRES OF R1-6 AND R1-8 (MEDIUM DENSITY RESIDENTIAL), 71 ACRES OF R1-12 (LOW DENSITY RESIDENTIAL) AND 15 ACRES OF C-2 (COMMUNITY COMMERCIAL) WITH A PLANNED AREA DEVELOPMENT OVERLAY. SUBJECT PROPERTY IS BOUNDED BY HARMON ROAD TO THE NORTH, ELEVEN MILE CORNER ROAD TO THE EAST, HOTT'S ROAD TO THE SOUTH AND TWEEDY ROAD TO THE WEST (ASSESSOR'S PARCEL NUMBERS: 408-11-001A, 408-11-001C AND 408-11-001D) IN A PORTION OF SECTION 1, T9S, R7E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: STEVEN FARMS).

(Note: Agenda item A was requested per applicant to be tabled until the next Regular meeting)

B. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: RZ/PAD07-07:

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(Note: Agenda item B was requested per applicant to be tabled until the next Regular meeting)

C. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: GPA07-37, APPLICATION INITIATED BY THE CITY OF ELOY ON CITY-OWNED PROPERTY FOR A MINOR GENERAL PLAN AMENDMENT ON APPROXIMATELY 14.51 ACRES (ASSESSOR'S PARCEL NUMBER: 404-12-001C) FROM PUBLIC/INSTITUTIONAL TO LIGHT INDUSTRIAL. SUBJECT PROPERTY IS LOCATED WEST OF THE SOUTHWEST CORNER OF ELEVEN MILE CORNER ROAD AND HOUSER ROAD (WEST OF THE NEW PUBLIC WORKS BUILDING/MAINTENANCE YARD).

Chairperson Brown opened the Public Hearing.

Mr. Blanton gave a brief overview and commented that agenda items C through F are part of the same subject property that is west of the Public Works facility. He explained that located south of the Santa Rosa Canal is the Wastewater Treatment Plant (WWTP) and an open lagoon treatment system and as this expands there will be a required one thousand (1000) foot noise and odor easement imposed, which would preclude any residential uses. He mentioned that the land bounded by Eleven-Mile Corner Road to the east, Highway 84 to the south and Houser Road to the north is being marketed by Arizona Land Advisors. As stated, the City of Eloy owns the parcel at the southwest corner of Eleven-Mile Corner Road, as well as, a fourteen acre parcel just to the west (property that is subject to tonight's cases) and the property where the WWTP is located. He added that more than likely the city will be looking for land to expand and ultimately who ever purchases the property along Eleven Mile Corner Road and Highway 84 will be coming for some zoning other than residential. The subject property is 14.5 acres whereby 10 acres are subject to a land swap with some developers who own property along Toltec Road and west of the Sunland Visitor Center. He mentioned that the owners trading property with the city is a door/trim manufacturer. He added that the owners were receptive of the trade and part of the request was to assist the Sunland Visitor Center to preserve a window to Toltec Road, create additional parking and a desert park and make it part of the this visitor's center. The property owner liked the idea of being next to the Public Works facility; their company is compatible with Younger Brother's Truss Plant that will be located just 1 ½ miles west on Houser Road, west of Highway 84. He concluded by saying that the request is to amend the General Plan on the subject property to Light Industrial and that the subject property is compatible to the existing Public Works facility and that only 10 acres out of the 14.5 will be developed and that the second item is to rezone from R1-12 to I-1 (Light Industrial) to build two enclosed facilities for warehousing.

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

D. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA07-37:

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Commissioner Weddle made a motion to approve Case No.: GPA07-37 as presented by staff. Vice-Chairperson Medina seconded the motion. The motion was approved unanimously. Voted 4-0 (Commissioner Garcia abstained)

E. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: RZ07-38, APPLICATION INITIATED BY THE CITY OF ELOY ON CITY-OWNED PROPERTY TO REZONE APPROXIMATELY 14.51 ACRES (ASSESSOR'S PARCEL NUMBER: 404-12-001C) FROM R-12 (LOW DENSITY RESIDENTIAL) TO I-1 (LIGHT INDUSTRIAL). SUBJECT PROPERTY IS LOCATED WEST OF THE SOUTHWEST CORNER OF ELEVEN MILE CORNER ROAD AND HOUSER ROAD (WEST OF THE NEW PUBLIC WORKS BUILDING/MAINTENANCE YARD).

Chairperson Brown opened the Public Hearing.

Hearing no comments, Chairperson Brown closed the public hearing.

F. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: RZ07-38:


Commissioner Weddle made a motion to approve Case No.: RZ07-38 with the recommendation presented by staff. Commissioner Schuh seconded the motion. The motion was approved unanimously. Voted 4-0 (Commissioner Garcia abstained)

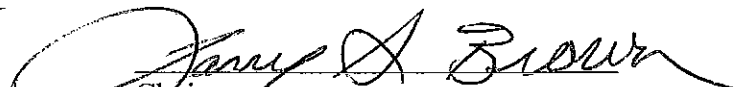
VIII. ADJOURNMENT

Commissioner Garcia moved to adjourn the meeting. Commissioner Schuh seconded the motion. Motion carried unanimously and the meeting adjourned at 8:38 p.m.

ATTEST:

APPROVED:


Community Development Director


Chair