

**MEETING MINUTES  
OF THE  
CITY OF ELOY  
PLANNING AND ZONING COMMISSION  
Regular Meeting  
Wednesday, June 20, 2007  
7:00 P.M.**

**I. CALL TO ORDER**

Chairperson Larry Brown called the meeting to order at 7:05 p.m.

**II. ROLL CALL**

**Members Present:** Chairperson Larry Brown  
Vice-Chairperson Manuel Medina  
Commissioner Jose Garcia  
Commissioner Glinda Weddle  
Alternate Commissioner Richard Horton

**Members Absent:** Commissioner Marlo Schuh  
Ex-Officio Member Joel Belloc, Council Member

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

**III. INVOCATION**

Invocation given by Commissioner Weddle.

**IV. PLEDGE OF ALLEGIANCE**

Chairperson Brown led the Pledge of Allegiance.

**V. MOTION TO APPROVE THE MAY 16, 2007 MEETING MINUTES OF THE  
CITY OF ELOY PLANNING AND ZONING COMMISSION**

Vice-Chair Person Medina made a motion to approve the May 16, 2007 meeting minutes of the Planning and Zoning Commission. Commissioner Garcia seconded the motion. Motion was approved unanimously.

**VI. COMMUNICATIONS**

Interim-City Manager Joseph Blanton welcomed everyone to the New Council Chambers and said there would be a dedication of the new council chamber at a later date. Mr.

Blanton introduced staff members present and stated that Mary Montijo, from the Community Development Department, would be taking over for Belinda Cota, in the taking of the meeting minutes in order to leave Ms. Cota free to make presentations when needed. Mr. Blanton stated H.D.R. Engineering had been hired to do the updating on the General Plan. The major plan amendments were brought about earlier than usual so as not to be in conflict with the update of the General Plan.

**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, HOTTTS 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 to be tabled per applicant 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:**

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

- C. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: GPA07-10: THE ROSE LAW GROUP, PC ON BEHALF OF BOOL PROPERTIES LP IS REQUESTING APPROVAL FOR A GENERAL PLAN AMENDMENT FROM APPROXIMATELY 2,180 ACRES OF LIGHT INDUSTRIAL AND ESTATE DENSITY RESIDENTIAL TO 906.91 AC OF MEDIUM DENSITY RESIDENTIAL, 322.36 AC OF MEDIUM-HIGH DENSITY RESIDENTIAL, 80 AC OF HIGH DENSITY RESIDENTIAL, 131.99 AC OF COMMUNITY COMMERCIAL, AND 738.61 AC OF MIXED USE. SUBJECT PROPERTY IS BOUNDED BY SHEDD ROAD TO THE NORTH, FAST TRACK ROAD TO THE EAST, MILLIGAN ROAD TO THE SOUTH AND LA PALMA ROAD TO THE WEST ON ASSESSOR'S PARCEL NUMBERS: 401-55-002A, 401-55-002B, 401-55-003A, 401-54-001A, 401-54-001B, 401-54-002C, 401-48-802, 401-48-037C, 401-48-037D, 411-02-001, 411-02-002A, 411-02-002B, 411-14-002B, 411-13-002, AND 411-13-004 LOCATED IN PORTIONS OF SECTIONS 26, 28, 34, 35,**

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**T7S, R8E; AND SECTIONS 3, 10, 11, T8S, R8E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: BOOL ELOY 2180).**

Chairperson Brown opened the Public Hearing.

Mr. Blanton sent out 4 (four) application requests to approximately 45 (forty five) agencies and individuals, on April 5, 2007, they had 60(sixty) days to respond. The only comments came from Pinal County, commenting that a couple of the projects were outside of our planning areas; however they did not have the most current planning area map. Mr. Blanton gave them our current planning area. The first three applications are to be represented by Ms. Carolyn Oberholtzer.

Ms. Oberholtzer gave a brief presentation regarding Bool Eloy 2180. During Ms Oberholtzer's presentation there were concerns brought up about the land being in a flood plain by Alternate Commissioner Horton. Ms. Oberholtzer commented that there is a watercourse master plan being conducted which was conducted by developers throughout Pinal County, John Mitchell (city engineer) is providing input.

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.: GPA07-10:**

Alternate Commissioner Horton made a motion to approve Case No.: GPA07-10 as presented by staff. Commissioner Weddle seconded the motion. The motion was approved unanimously. Voted 5-0.

**E. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: GPA07-31: WALTON INTERNATIONAL GROUP (USA), INC. IS REQUESTING APPROVAL FOR A GENERAL PLAN AMENDMENT FROM APPROXIMATELY 1,920 ACRES OF ESTATE RESIDENTIAL AND RURAL RESIDENTIAL TO 208 ACRES OF LOW DENSITY RESIDENTIAL, 1,492.5 ACRES OF MEDIUM DENSITY RESIDENTIAL, 84.5 ACRES OF HIGH DENSITY RESIDENTIAL AND 135 ACRES OF COMMUNITY COMMERCIAL. SUBJECT PROPERTY IS BOUNDED BY PHILLIPS AND SHAY ROADS TO THE NORTH, NUTT ROAD TO THE SOUTH, LAMB ROAD TO THE EAST, AND PEART ROAD TO THE WEST ON ASSESSOR'S PARCEL NUMBERS: 511-44-097, 511-44-100, 511-44-101A, 511-44-101B, 511-44-102A, 511-44-102B, AND 511-44-102C LOCATED IN PORTIONS OF SECTIONS 22, 23, 25, 26, AND 27, T8S, R6E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: SUNLAND RANCH).**

Chairperson Brown opened the Public Hearing.

Ms. Oberholtzer gave a brief presentation on Sunland Ranch and Sawtooth Village stating that the Tohono O'odham Nation has a farming lease on the property, which expires 2009. This current project does not encroach on their rights. Ms. Oberholtzer has also had a discussion with Arizona City on water plans; she stated she has had

minimal participation from the public. Alternate Commissioner Horton again stressed about the importance of flood studies being done. Commissioner Horton commented on the commission's responsibility to report on any personnel knowledge they have on anything that would affect the city or any of their projects. Chairperson Brown commented that he has also seen a lot of flooding in various areas in the city and this was a serious situation. Commissioner Horton stressed the amount of acreage involved and was curious about where the water was coming from for this project. Ms. Oberholtzer stressed they are doing a detailed study about water availability.

Hearing no other 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.: GPA07-31:**

Commissioner Garcia made a motion to approve Case No.: GPA07-31 as presented by staff. Alternate Commissioner Horton seconded the motion. The motion was approved unanimously. Voted 5-0.

**G. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: GPA07-33: WALTON INTERNATIONAL GROUP (USA), INC. ON BEHALF OF ARIZONA STATE LAND DEPARTMENT IS REQUESTING A GENERAL PLAN AMENDMENT FROM APPROXIMATELY 3,800 ACRES OF RURAL RESIDENTIAL TO 570 ACRES OF LOW DENSITY RESIDENTIAL, 2,470 ACRES OF MEDIUM DENSITY RESIDENTIAL, 152 ACRES OF MEDIUM-HIGH DENSITY RESIDENTIAL, 152 ACRES OF HIGH DENSITY RESIDENTIAL, 266 ACRES OF COMMUNITY COMMERCIAL, AND 190 ACRES OF LIGHT INDUSTRIAL. SUBJECT PROPERTY IS BOUNDED BY PHILLIPS ROAD, TOLTEC BUTTES TO THE EAST, PRETZER ROAD TO THE SOUTH, AND LAMB ROAD TO THE WEST ON THE E ½ OF SEC 24 & 25, SEC 36, T8S, R6E; S ½ SEC 30, SEC 21, T8S, R7E, SEC 6 & 7, S ½ SEC 5 EX SE SE 40 AC, T9S, R7E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: SAWTOOTH VILLAGE)**

Chairperson Brown opened the Public Hearing.  
(Agenda Item G was discussed at the same time as Agenda Item E)

Hearing no comments Chairperson Brown closed the public hearing.

**H. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA07-33.**

Alternate Commissioner Horton made a motion to approve Case No.: GPA07-33 as presented by staff. Commissioner Weddle seconded the motion. The motion was approved unanimously. Voted 5-0.

**I. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: GPA07-35: SEAN**

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WALTERS ON BEHALF OF ELOY ASSOCIATES, LLC IS REQUESTING APPROVAL FOR A GENERAL PLAN AMENDMENT FROM A TOTAL OF 4,480 ACRES (APPROXIMATELY 820 ACRES OF ESTATE DENSITY RESIDENTIAL; 1,060 ACRES OF LOW DENSITY RESIDENTIAL; 1,501 ACRES OF MEDIUM DENSITY RESIDENTIAL; 66 ACRES OF MEDIUM-HIGH DENSITY RESIDENTIAL; 210 ACRES OF HIGH DENSITY RESIDENTIAL; 117 ACRES OF COMMUNITY COMMERCIAL; 17 ACRES OF COMMERCIAL RECREATIONAL; 36 ACRES OF NEIGHBORHOOD COMMERCIAL; 37 ACRES OF LIGHT INDUSTRIAL; 109 ACRES OF PUBLIC INSTITUTIONAL) TO 460 ACRES OF LOW DENSITY RESIDENTIAL, 3,232 ACRES OF MEDIUM DENSITY RESIDENTIAL, 217 ACRES OF MEDIUM-HIGH DENSITY RESIDENTIAL, 40 ACRES OF HIGH DENSITY RESIDENTIAL, 170 ACRES OF COMMUNITY COMMERCIAL, 40 ACRES OF LIGHT INDUSTRIAL, 120 ACRES OF PUBLIC INSTITUTIONAL. SUBJECT PROPERTY IS BOUNDED BY ALSDORF ROAD TO THE NORTH, TUMBLEWEED ROAD TO THE EAST, NUTT ROAD TO THE SOUTH AND OVERFIELD ROAD TO THE WEST IN PORTIONS OF SECTIONS 8, 10, 16, 22, 23, 26, 28, 29 AND ALL OF SECTIONS 15, 21 AND 27, IN T8S, R7E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: CORTEDERRO ALSO KNOWN AS "ELOY VALLEY").

Chairperson Brown opened the Public Hearing.

Heidi Kimball with Sunbelt Holdings gave a brief presentation regarding Cortederro. Ms. Kimball stressed that they're not in a flood plain and that they have done studies on the fissures in the area.

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

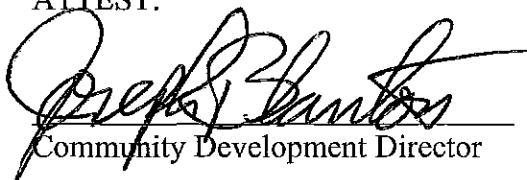
**J. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA07-35.**

Alternate Commissioner Horton made a motion to approve Case No.: GPA07-35 as presented by staff. Commissioner Garcia seconded the motion. The motion was approved unanimously. Voted 5-0.

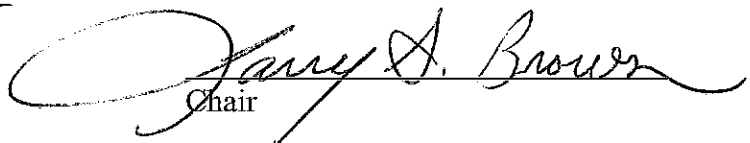
**VIII. ADJOURNMENT**

Alternate Commissioner Horton moved to adjourn the meeting. Commissioner Garcia seconded the motion. Motion carried unanimously and the meeting adjourned at 8:00 p.m.

ATTEST:

  
Community Development Director

APPROVED:

  
Chair