

**MEETING MINUTES
OF THE
CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, July 18, 2007
7:00 P.M.**

I. CALL TO ORDER

Commissioner Jose Garcia called the meeting to order at 7:06 p.m.

II. ROLL CALL

Members Present: Commissioner Jose Garcia
Commissioner Glinda Weddle
Alternate Commissioner Richard Horton
Ex-Officio Member Joel Belloc, Council Member

Members Absent: Chairperson Larry Brown
Commissioner Marlo Schuh

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

III. INVOCATION

Invocation given by Commissioner Weddle.

IV. PLEDGE OF ALLEGIANCE

Commissioner Garcia led the Pledge of Allegiance.

**V. MOTION TO APPROVE THE JUNE 20, 2007 MEETING MINUTES OF THE
CITY OF ELOY PLANNING AND ZONING COMMISSION**

Alternate Commissioner Horton made a motion to approve the June 20, 2007 meeting minutes of the Planning and Zoning Commission. Commissioner Weddle seconded the motion. Motion was approved unanimously.

VI. COMMUNICATIONS

Joseph Blanton stated that the City Council would appoint a General Plan Advisory Committee at their meeting this coming Monday which would be in effect for the duration of the update. Commissioner Jose Garcia will be a GPAC participant.

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, HOTTS 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).**

Commissioner Garcia opened the public hearing.

Mr. Blanton introduced Mr. Jeff Blilie and David Coble (applicants).

Mr. Blilie stated the commercial corner is slated to be presented for annexation on August 13, 2007. Mr. Blilie went on to state that a thirty-seven (37) acre park is planned for the center of the project; twenty-one percent of the project will be open space; and there will be a variety of lot sizes.

Hearing no other comments, Commissioner Garcia closed the public hearing.

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

Alternate Commissioner Horton made a motion to approve Case No: RZ/PAD07-07 as presented by staff. Commissioner Weddle seconded the motion. The motion was approved unanimously. Voted 3-0.

- C. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO: GPA07-43. APPLICATION BY WALTON AZ ORCHARD HILLS LIMITED IS REQUESTING A MINOR GENERAL PLAN AMENDMENT ON APPROXIMATELY 310 ACRES FROM ESTATE DENSITY RESIDENTIAL TO 290 ACRES OF MEDIUM DENSITY RESIDENTIAL AND 20 ACRES OF COMMUNITY COMMERCIAL. SUBJECT PROPERTY IS BOUNDED BY SHEDD ROAD TO THE NORTH, FAST TRACK TO THE EAST AND HOUSER ROAD TO THE SOUTH ON ASSESSOR'S PARCEL NUMBERS: 401-48-036D,401-48-036E AND 401-48-036F LOCATED ON THE E ½**

PORTION OF SECTION 26,T7S, R8E, OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: ORCHARD HILLS).

Commissioner Garcia opened the Public Hearing.

Ryan Hurley, representing the Rose Law Group, stated this was a 310 acre parcel which will blend well with the Bool Project on the west. This is their first step toward development , they will give more information as the project develops.

Alternate Commissioner Horton asked about the water rights, and if this area is currently being farmed. Mr. Hurley stated they will have to bring water to the table in order to be served.

Hearing no other comments, Commissioner Garcia closed the public hearing.

D. CONSIDERATION, DISCUSSION, AND/OR RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA07-43:

Alternate Commissioner Horton made a motion to approve Case No.: GPA07-43 as presented by staff. Commissioner Weddle seconded the motion. The motion was approved unanimously. Voted 3-0.

E. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: GPA07-44: APPLICATION BY THE ROSE LAW GROUP, PC ON BEHALF OF PINAL 54, LLC REQUESTING A MINOR GENERAL PLAN AMENDMENT ON APPROXIMATELY 154 ACRES FROM ESTATE DENSITY RESIDENTIAL TO 79 ACRES OF MEDIUM DENSITY RESEDENTIAL, 40 ACRES OF MEDIUM HIGH DENSITY RESIDENTIAL, 25 ACRES OF MIXED-USE AND 10 ACRES OF COMMUNITY COMMERCIAL. SUBJECT PROPERTY IS BORDERED BY INTERSTATE 10 TO THE NORTH AND NUTT ROAD TO THE SOUTH ON ASSESSOR'S PARCEL NUMBERS: 411-018H AND 411-37-001. (PROJECT NAME: PINAL 154).

Commissioner Garcia opened the Public Hearing.

Ryan Hurley gave a brief presentation on this project when presenting Case No: GPA07-43, Project Name ,Orchard Hills.

Hearing no other comments, Commissioner Garcia closed the public hearing.

F. CONSIDERATION, DISCUSSION, AND/OR RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA07-44:

Alternate Commissioner Horton made a motion to approve Case No.: GPA07-44 as presented by staff. Commissioner Weddle seconded the motion. The motion was approved unanimously. Voted 3-0.

G. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: GPA07-45: APPLICATION BY THE ROSE LAW GROUP, PC ON BEHALF OF TRIFURCATE, LLC REQUESTING A MINOR GENERAL PLAN AMENDMENT ON APPROXIMATELY 320 ACRES FROM ESTATE DENSITY RESIDENTIAL TO 213 ACRES OF MEDIUM DENSITY RESIDENTIAL, 40 ACRES OF MEDIUM HIGH DENSITY RESIDENTIAL, 40 ACRES OF MIXED-USE AND 20 ACRES OF COMMUNITY COMMERCIAL. SUBJECT PROPERTY IS BORDERED BY INTERSTATE 10 TO THE NORTH AND NUTT ROAD TO THE SOUTH AND BISECTED BY FAST TRACK ROAD ON ASSESSOR'S PARCEL NUMBER: 411-01-018F. (PROJECT NAME: TRIFURCATE, LLC).

Commissioner Garcia opened the Public Hearing.

Mr. Hurley gave a brief overview of the project.

Alternate Commissioner Horton asked for the applicant to verify if the subject property was in the Eloy or the Picacho Water service area.

Mr. Hurley stated that research will be done to see in which water service area this project is in.

Commissioner Weddle stated that this project will be served by Electrical District #4, and not APS.

Hearing no other comments, Commissioner Garcia closed the public hearing.

H. CONSIDERATION, DISCUSSION, AND/ORRECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA07-45.

Alternate Commissioner Horton made a motion to approve Case No.: GPA07-45 as presented by staff. Commissioner Weddle seconded the motion. The motion was approved unanimously. Voted 3-0.

I. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: GPA07-46: APPLICATION BY MERRI KRUGEN ON BEHALF OF LEONE TRUST IF REQUESTING A GENERAL PLAN AMENDMENT ON APPROXIMATELY 20 ACRES FROM RURAL RESIDENTIAL TO COMMUNITY COMMERCIAL. SUBJECT PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF MILLIGAN ROAD AND TOLTEC HIGHWAY ON ASSESSOR'S PARCELL NUMBER: 408-23-021B LOCATED IN A PORTION OF SECTION 16,T8S, R7E, OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME:TOLTEC 20).

Commissioner Garcia opened the Public Hearing.

Mr. Blanton stated that Community Commercial designation is appropriate for this location. Originally, there was a mixture of designations requested for this project; however, at staff's request the applicant is proceeding with only commercial zoning for this project given its size.

Hearing no other comments, Commissioner Garcia closed the public hearing.

J. CONSIDERATION, DISCUSSION, AND/OR RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA07-46.

Alternate Commissioner Horton made a motion to approve Case No.: GPA07-46 as presented by staff. Commissioner Weddle seconded the motion. The motion was approved unanimously. Voted 3-0.

K. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO: RZ07-47. APPLICATION BY MERRI KRUGEN ON BEHALF OF LEONE TRUST IS REQUESTING TO REZONE APPROXIMATELY 20 ACRES FROM R1-43 (ESTATE DENSITY RESIDENTIAL) TO C-2 (COMMUNITY COMMERCIAL). SUBJECT PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF MILLIAN ROAD AND TOLTEC HIGHWAY ON ASSESSOR'S PARCEL NUMBER: 408-23-021B LOCATED IN A PORTION OF SECTIONS 16, T8S, R7E, OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME; TOLTEC 20).

Commissioner Garcia opened the Public Hearing.

Mr. Blanton stated that the rezoning would be in conformance with the General Plan Amendment previously discussed.

Hearing no comments Commissioner Garcia closed the public hearing.

L. CONSIDERATION, DISCUSSION, AND/OR RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO: RZ07-47.

Alternate Commissioner Horton made a motion to approve Case No: RZ07-47 As presented by staff. Commissioner Weddle seconded the motion. The motion was approved unanimously. Voted 3-0.

M. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO: GPA07-52. APPLICATION BY ELOY ASSOCIATES, LLC ON BEHALF OF THE ARIZONA STATE LAND DEPARTMENT IS REQUESTING A MINOR GENERAL PLAN AMENDMENT ON APPROXIMATELY 80 ACRES FROM RURAL RESIDENTIAL TO 45 ACRES OF MEDIUM DENSITY RESIDENTIAL, 20 ACRES OF HIGH DENSITY RESIDENTIAL , AND 15

ACRES OF COMMUNITY COMMERCIAL. SUBJECT PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF SHAY ROAD AND TOLTEC HIGHWAY IN THE WEST HALF OF THE SOUTHWEST ¼ OF SECTION 22, T8S, R7E, OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: ASLD#1).

Commissioner Garcia opened the Public Hearing.

This case and the following case were given a brief introduction by Sean Walters representing Sun Belt Holdings.

Alternate Commissioner Horton asked if the Arizona State Land Department is intending to sell the land at auction, or will it eventually be turned in to a needed school site. Mr. Walters response was that he was not aware of a decision being made in either direction.

Hearing no other comments Commissioner Garcia closed the public hearing.

N. CONSIDERATION, DISCUSSION, AND/OR RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO: GPA07-52.

Alternate Commissioner Horton made a motion to approve Case No: GPA07-52 as presented by staff. Commissioner Weddle seconded the motion. The motion was approved unanimously. Voted 3-0.

O. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO: GPA07-53. APPLICATION BY ELOY ASSOCIATES, LLC ON BEHALF OF THE ARIZONA STATE LAND DEPARTMENT IS REQUESTING A MINOR GENERAL PLAN AMENDMENT ON APPROXIMATELY 320 ACRES FROM RURAL RESIDENTIAL TO 155 ACRES OF MEDIUM DENSITY RESIDENTIAL, 125 ACRES OF MEDIUM-HIGH DENSITY RESIDENTIAL, 20 ACRES OF HIGH DENSITY RESIDENTIAL, AND 20 ACRES OF COMMUNITY COMMERCIAL. SUBJECT IS BOUNDED BY SHAY ROAD TO THE NORTH, TOLTEC HIGHWAY TO THE EAST AND TOLTEC BUTTES TO THE WEST LOCATED IN THE NORTH HALF OF SECTION 28, T8S, R7E, OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME :ASLD#2).

Commissioner Garcia opened the Public Hearing.

This case was discussed along with the previous case by Sean Walters, representing Sun Belt Holdings.

Hearing no other comments Commissioner Garcia closed the public hearing.

P. CONSIDERATION, DISCUSSION AND/OR RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO: GPA07-53.

Alternate Commissioner Horton made a motion to approve Case No: GPA07-53 as presented by staff. Commissioner Weddle seconded the motion. The motion was approved unanimously. Vote 3-0.

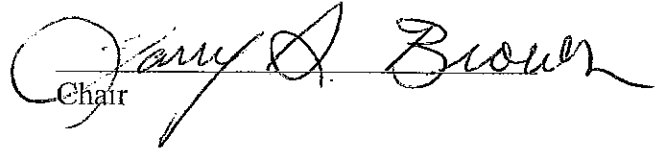
VIII. MOTION TO ADJOURN

Alternate Commissioner Horton made a motion to adjourn the meeting. This was seconded by Commissioner Weddle. Motion carried unanimously and the meeting adjourned at 7:45 p.m.

ATTEST:

APPROVED:


Community Development Director


Chair