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MEETING MINUTES
OF THE
CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, September 16, 2009
7:00 P.M.

I. CALL TO ORDER

Chairperson Larry Brown called the meeting to order at 7:07 PM.

II. ROLL CALL

Members Present: Chairperson Larry Brown
Vice-Chairperson Jose Garcia
Commissioner Marlo Schuh
Commissioner Richard Horton
Alternate Commissioner John Peterson (non-voting)
Ex-Officio Council Member Joel Belloc

Members Absent: Commissioner Manuel Medina
Alternate Commissioner Manuel Salas

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

III. INVOCATION

The Invocation was given by Chairperson Larry Brown (moment of silence).

IV. PLEDGE OF ALLEGIANCE

Chairperson Brown led the Pledge of Allegiance.

V. MOTION TO APPROVE THE AUGUST 19, 2009 MEETING MINUTES OF THE CITY OF ELOY PLANNING AND ZONING COMMISSION

Commissioner Horton made a motion to approve the August 19, 2009 meeting minutes of the Planning and Zoning Commission. Vice-Chairperson Garcia seconded the motion. Motion was approved unanimously. The vote was (5-0).

VI. COMMUNICATIONS

Mr. Blanton stated that there will be no Planning and Zoning Commission meeting in October due to the annual state planning association conference being held in Prescott Valley. Mr. Blanton stated that this evening, a presentation will be made by our general plan consultants, W.C Scoutten, Inc. In addition, a General Plan Advisory Committee (GPAC) meeting is scheduled for Monday, September 21, 2009. Our transportation

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consultants, Lima & Associates, have, for the most part, completed the Small Area Transportation Study (SATS) and they are making some final edits so it can be presented to the city council. We also completed forming the planning advisory committee (PAC) for our airport master plan update scheduled to kickoff at the end of September. This will be a twelve month study for the purpose of updating our airport master plan. We received a two hundred thousand dollar (\$200,000) grant from the FAA to complete this project. A new APS Substation is being proposed at the northeast corner of La Palma and Arica Roads. The Site Plan is currently under review. The substation will serve the four correctional facilities, as well as, new growth in the vicinity and should be in-service by June 2010. Commissioner Schuh asked about the progress of the proposed grazing ordinance. Mr. Blanton stated that it's his goal to get the ordinance approved by the end of this year, which means it should be on the November Planning and Zoning Commission agenda. This concluded Mr. Blanton's communications.

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

A. CONSIDERATION, DISCUSSION AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: PPE09-46: 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 25."

Mr. Blanton stated that we have a request by B&R Engineering for an extension on an approved plat that has already expired. B&R Engineering is requesting the city to overlook the expiration date and to start a two year extension starting October 9, 2009. Todd Fitzgerald representing B&R Engineering and Robson Ranch has assured the city a final plat will be submitted and presented within the two-year timeframe. Commissioner Schuh asked how the expiration date of the plats could be missed for two years. Mr. Blanton stated there are numerous reasons. For example, Item B was actually submitted to Pinal County prior to Robson Ranch being annexed into the city of Eloy, the annexation itself included several attempts and lawsuits, and during that time there was a considerable amount of activity going on in Robson Ranch. Commissioner Horton made a motion to approve Case No.: PPE09-46. Motion was seconded by Vice-Chairperson Garcia. The motion was passed unanimously 4-1 with the following three stipulations:

1. That the Preliminary Plat for Robson Ranch Unit 25 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.

B. CONSIDERATION, DISCUSSION AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: PPE09-47: REQUEST BY B&R ENGINEERING, INC. ON BEHALF

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OF SUN LAKES CASA GRANDE DEVELOPMENT, LLC FOR A TWO-YEAR EXTENSION TO THE APPROVED PRELIMINARY PLAT FOR “ROBSON RANCH ARIZONA UNIT 1, 2, 5 AND 8.”

Commissioner Horton made a motion to approve Case No.: PPE09-47. Motion was seconded by Vice-Chairperson Garcia. The motion was passed unanimously 4-1 with the following four stipulations:

1. That the Preliminary Plat for Robson Ranch Units 1, 2, 5 and 8 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;
3. That the applicant shall submit to the City of Eloy all previously approved documents by Pinal County that relate to Case Number *S-024-00*; and
4. That all previously approved stipulations related to the original Preliminary Plat approval remain in effect.

C. PRESENTATION BY LARRY HARMER WITH W.C. SCOUTTEN, INC., CONSULTANT WORKING ON THE GENERAL PLAN UPDATE.

Mr. Larry Harmer and Mr. Joshua Cook with W.C Scoutten, Inc. gave a brief presentation on the General Plan Update. A summary of each of the chapters was presented.

VIII. MOTION TO ADJOURN

Chairperson Brown asked for a motion to adjourn. Motion was made by Commissioner Horton and was seconded by Vice-Chairperson Garcia. The meeting was adjourned at 7:49 PM.

ATTEST:

APPROVED:

City Manager/Community Development Director

Chairperson, Larry Brown