

**MEETING MINUTES
OF THE
CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, October 15, 2008
7:00 P.M.**

I. CALL TO ORDER

Chairperson Larry Brown called the meeting to order at 7:02 PM.

II. ROLL CALL

Members Present: Chairperson Larry Brown
Commissioner Jose Garcia
Commissioner Marlo Schuh
Ex-Officio Member Joel Belloc

Members Absent: Vice-Chairperson Glinda Weddle
Commissioner Manuel Medina
Alternate Commissioner Richard Horton

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

III. INVOCATION

The Invocation was given by Chairperson Larry Brown

IV. PLEDGE OF ALLEGIANCE

Chairperson Larry Brown led the Pledge of Allegiance

V. MOTION TO APPROVE THE SEPTEMBER 17, 2008 MEETING MINUTES OF THE CITY OF ELOY PLANNING AND ZONING COMMISSION

Commissioner Schuh made a motion to approve the September 17, 2008 meeting minutes of the Planning and Zoning Commission. Commissioner Garcia seconded the motion. Motion was approved unanimously. The vote was (3-0).

VI. COMMUNICATIONS

Mr. Blanton spoke about the State Selection Board meeting on Monday, October 20, 2008, which will consider an annexation request by the City of Eloy to annex State land consisting of approximately three thousand eight hundred (3,800) acres located south of Arizona City. The planning commission approved a major General Plan amendment on the property back in 2007, known as Sawtooth Vistas. This is a key piece of property in order to be able to annex Walton International's Sunland Ranch project which is to the

west. Mr. Blanton also mentioned the Annual Boards and Commissions Conference, which will be held on Friday, December 5, 2008 located at the Black Canyon Center in Phoenix, Arizona. In addition, he mentioned that the Economic Development Group of Eloy (E.D.G.E) will be having their monthly meeting on Tuesday, October 21, 2008 at 1:00 PM at Robson Ranch and that the guest speakers will include: Bob Crum, an industrial land broker who is representing Bill Lund's property (location of National Gypsum) and the Executive Director of EDGE, will be presenting a PowerPoint presentation about Eloy. Also mentioned by Mr. Blanton was an announcement for The Historic Museum Society's fundraiser to be held on Friday, November 7, 2008 at The Property in Casa Grande, Arizona. The dinner/dance event is to raise money to rehabilitate the old Toltec School into a historic museum. Finally, Mr. Blanton mentioned that we are looking at a total of four cases for the November meeting and that a December meeting will probably not be necessary.

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

A. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON CASE NO.: GPA08-49: APPLICATION BY THE WLB GROUP, INC. ON BEHALF OF F&M LLC FOR A MINOR GENERAL PLAN AMENDMENT ON APPROXIMATELY 64 ± ACRES OF LAND FROM "URBAN" (PINAL COUNTY DESIGNATION) TO COMMUNITY COMMERCIAL. SUBJECT PROPERTY IS LOCATED GENERALLY WEST OF SUNLAND GIN ROAD AND SOUTH OF ARICA ROAD (ASSESSOR'S PARCEL NUMBERS: 511-37-009A, AND -023A) IN A PORTION OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 24, T7S, R6E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: AROONI PROPERTY).

Chairperson Brown opened the Public Hearing.

Mr. Blanton introduced Rob Longaker with the WLB Group. He mentioned Mr. Longaker has been working on this project for the past three years. Mr. Blanton introduced the General Plan amendment. This area was recently annexed effective October 8, 2008. The project is approximately sixty-five acres located south of Speedco and west of Sunland Gin Road. Currently there are no immediate plans for development. Commissioner Schuh asked if this property was the one with the huge hole. Mr. Blanton stated that it is the property with hole, which we think was an ADOT borrow pit. Ex-Officio Member Belloc asked if there were any reports of illegal dumping. Mr. Longaker responded no, the area is clean.

Hearing no other comments, Chairperson Brown closed the Public Hearing.

B. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA08-49 (PROJECT NAME: AROONI PROPERTY).

Commissioner Garcia made a motion to approve Case No.: GPA08-49. Motion was seconded by Commissioner Schuh. The motion was passed unanimously 3-0.

C. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON CASE NO.: RZ08-50: APPLICATION BY THE WLB GROUP, INC. ON BEHALF OF F&M LLC TO REZONE APPROXIMATELY 64 ± ACRES OF LAND FROM “GR” (PINAL COUNTY ZONING DESIGNATION) TO C-2 (COMMUNITY COMMERCIAL). SUBJECT PROPERTY IS LOCATED GENERALLY WEST OF SUNLAND GIN ROAD AND SOUTH OF ARICA ROAD (ASSESSOR’S PARCEL NUMBERS: 511-37-009A, AND -023A) IN A PORTION OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 24, T7S, R6E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: AROONI PROPERTY).

Chairperson Brown opened the Public Hearing.

Mr. Blanton stated that staff recommends approval of the re-zoning request subject to the seven (7) stipulations outlined in the staff report.

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.: RZ08-50 (PROJECT NAME: AROONI PROPERTY).

Commissioner Garcia made a motion to approve Case No.: RZ08-50. Motion was seconded by Commissioner Schuh. The motion was passed unanimously (3-0) with the following seven (7) stipulations:

1. That approval of this request is subject to the Eloy City Council approval of the Minor General Plan Amendment (GPA08-49);
2. That all future development of the Community Commercial site(s) shall undergo subsequent Site Plan and/or Subdivision review 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 dedicate right-of way along Sunland Gin Road and Arica Road (arterials) and John Jacob Astor Avenue (collector) a total of 65’ and 40’ respectively from centerline and shall be responsible for the design and construction of the arterials and collector half street improvements, including travel lanes, curb and gutters, sidewalks, drainage, landscaping and lighting;
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 Community Commercial 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 Arooni Property 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 Schuh and seconded by Commissioner Garcia. The meeting was adjourned at 7:23 PM.