

**MEETING MINUTES
OF THE
CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, November 18, 2009
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
Vice-Chairperson Jose Garcia
Commissioner Marlo Schuh
Commissioner Manuel Medina
Alternate Commissioner John Peterson
Ex-Officio Council Member Joel Belloc

Members Absent: Commissioner Richard Horton
Alternate Commissioner Manuel Salas

Staff Present: Joseph Blanton, Community Development Director
Belinda Cota, Planner

III. INVOCATION

The Invocation was given by Ex-Officio Council Member Joel Belloc.

IV. PLEDGE OF ALLEGIANCE

Chairperson Brown led the Pledge of Allegiance.

V. MOTION TO APPROVE THE SEPTEMBER 16, 2009 MEETING MINUTES OF THE CITY OF ELOY PLANNING AND ZONING COMMISSION

Commissioner Schuh made a motion to approve the September 16, 2009 meeting minutes of the Planning and Zoning Commission. Commissioner Medina seconded the motion. Motion was approved unanimously (5-0).

VI. COMMUNICATIONS

Mr. Blanton stated that there will be no Planning and Zoning Commission meeting in December due to the holidays and a lack of applications. Mr. Blanton stated that Sunlife Health Center would be breaking ground as soon as the old, existing structure (Beatriz Café) was demolished and removed. He also mentioned that staff was reviewing plans for a new Dollar General store to be constructed on Sunshine Boulevard, north of the Eloy Fire District's station and that a groundbreaking should occur in December. Finally, Mr.

Blanton mentioned that a new business would be locating at Skydive Arizona. Mr. Larry Hill will be constructing a new 10,000 square foot facility and then lease it to a company relocating from Tucson that rebuilds airplane engines. Approximately 10 jobs will be created. This concluded Mr. Blanton's communications.

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.: TA09-38 (ZONING TEXT AMENDMENT): THE COMMUNITY DEVELOPMENT DEPARTMENT IS PROPOSING AN AMENDMENT TO THE TEXT OF THE ELOY ZONING ORDINANCE THAT CLARIFIES, UPDATES, SPECIFIES CHANGES AND/OR ELIMINATES INFORMATION IN CHAPTER 21, AS PRESENTED BELOW:

CHAPTER 21, TEMPORARY USES: ADD LANGUAGE TO SECTIONS 21-58; 21-69; 21-80; 21-91; TO ALLOW ANIMAL GRAZING WITHIN EACH ZONING DISTRICT AS A TEMPORARY USE ON VACANT, UNDEVELOPED LAND WITH A MINIMUM OF FORTY (40) ACRES WITHIN THE CORPORATE LIMITS OF THE CITY OF ELOY, AS LONG AS, CERTAIN CONDITIONS ARE MET, AND, ADD A DEFINITION FOR ANIMAL GRAZING IN SECTION 21-20.

Mr. Blanton stated that animal grazing has been a part of Eloy's history and that grazing cattle, sheep, and other types of animals still occurs today. Currently, there is no process or mechanism in place to "legally" graze animals within the City of Eloy, except on property zoned RR-20. Mr. Blanton reminded the Commissioners that much of Eloy's rural areas have been "prematurely" re-zoned to suburban or urban zoning districts (due to unforeseen changes in the economy) and that staff is proposing that temporary use permits for animal grazing be considered on agricultural lands within the City of Eloy, as long as, certain conditions are met. Mr. Blanton reviewed the draft ordinance with the Commission. Commissioner Schuh commented on several sections of the draft ordinance, which led to a general discussion, as well as, the following proposed changes in the draft ordinance:

Section 1:

1. Minimum Parcel Size: Minimum of forty (40) acres. Parcel shall consist of ~~vacant, undeveloped~~ **AGRICULTURAL** land;

3. Duration: TUP shall be valid for a period of ~~forty-five (45)~~ **SIXTY (60)** days. **NO MORE THAN TWO (2) TEMPORARY USE PERMITS SHALL BE ISSUED ON THE SAME PARCEL WITHIN A TWELVE MONTH PERIOD.**

SECTION 3. THIS ORDINANCE SHALL EXPIRE IN THIRTY-SIX (36) MONTHS WITHOUT ANY FURTHER ACTION BY THE MAYOR AND CITY COUNCIL.

Councilman Belloc suggested that alternative types of containment (e.g., Power Fence) should be permitted. Mr. Blanton stated that sub-section 5.b addressed "other" types of fencing but that he would specifically include "Power Fence" as an acceptable type of fencing.

B. CONSIDERATION, DISCUSSION AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: TA09-38 (PROJECT NAME: ZONING TEXT AMENDMENT-CHAPTER 21, TEMPORARY USE; ANIMAL GRAZING).

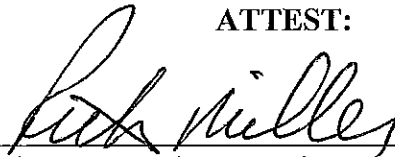
Commissioner Schuh made a motion to approve Case No.: TA09-38 with the proposed changes as discussed above. Motion was seconded by Commissioner Medina. The motion was passed unanimously (5-0).

VIII. MOTION TO ADJOURN

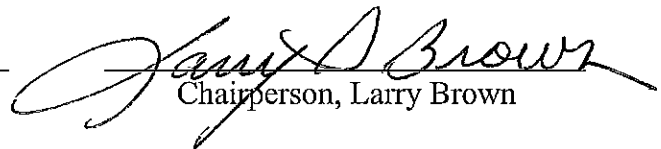
Chairperson Brown asked for a motion to adjourn. Motion was made by Commissioner Garcia and was seconded by Alternate Commissioner Peterson. The meeting was adjourned at 7:53 PM.

ATTEST:

APPROVED:



City Manager/Community Development Director
Interim



Chairperson, Larry Brown