

**MEETING MINUTES
OF THE
CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, November 19, 2008
7:00 P.M.**

I. CALL TO ORDER

Vice-Chairperson Glinda Weddle called the meeting to order at 7:00 PM.

II. ROLL CALL

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

Members Absent: Chairperson Larry Brown
Commissioner Marlo Schuh
Commissioner Manuel Medina

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

III. INVOCATION

The Invocation was given by Vice-Chairperson Glinda Weddle

IV. PLEDGE OF ALLEGIANCE

Commissioner Jose Garcia led the Pledge of Allegiance

V. MOTION TO APPROVE THE OCTOBER 15, 2008 MEETING MINUTES OF THE CITY OF ELOY PLANNING AND ZONING COMMISSION

Commissioner Garcia made a motion to approve the October 15, 2008 meeting minutes of the Planning and Zoning Commission. Commissioner Horton seconded the motion. Motion was approved unanimously. The vote was (3-0).

VI. COMMUNICATIONS

Mr. Blanton 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. He also mentioned some of the staff will be attending along with Commissioner Garcia and Commissioner Schuh. There will be no Planning and Zoning meeting in the month of December. Mr. Blanton stated HDR Engineering was terminated from their contract to complete the general plan update. Currently the city is under negotiations with

another firm to continue to complete the general plan update. A completed draft of the general plan is scheduled for September, 2009. Commissioner Horton asked what the state statute is for having the general plan update completed. Mr. Blanton responded that the plan is to have the update presented to the voters in the Spring 2010 elections. Mr. Blanton stated that this concluded his 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.: GPA08-52: APPLICATION BY SVK ENGINEERING ON BEHALF OF RAMSES REALTY, LLC FOR A MINOR GENERAL PLAN AMENDMENT ON APPROXIMATELY 70 ACRES OF LAND FROM PINAL COUNTY DESIGNATION TO LIGHT INDUSTRIAL. SUBJECT PROPERTY IS LOCATED GENERALLY EAST OF SUNLAND GIN ROAD AND SOUTH OF THE UNION PACIFIC RAIL ROAD (ASSESSOR'S PARCEL NUMBER: 402-14-004A) IN A PORTION OF THE SOUTHWEST ¼ OF SECTION 17, T7S, R7E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: ELOY 70).**

Vice-Chairperson Weddle opened the public hearing.

Mr. Blanton introduced the project as an older project named Desert Greens. Originally it was planned as a manufactured home sub-division with a nine hole executive golf course with a few RV spaces. Broadland Properties (Ramses Realty, LLC) purchased the property with the intent of implementing the approved master planned community land uses; they have since been convinced that this property is more conducive to industrial/commercial. Mr. Blanton introduced Shane Kobialka representing Broadland Properties who explained the project more in detail. Commissioner Horton stated that Broadland Properties is not mentioned in the agenda or the staff report but Ramses Realty, LLC is mentioned. Mr. Kobialka responded that Ramses Realty is the actual owner of the property and that Broadland Properties is proposing the project. Commissioner Horton asked whether this property contained any water. Mr. Blanton stated currently there is no water to the site because it is vacant desert land.

Hearing no other comments, Vice-Chairperson Weddle closed the public hearing.

- B. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA08-52 (PROJECT NAME: ELOY 70).**

Commissioner Horton made a motion to approve Case No.: GPA08-52. Motion was seconded by Commissioner Garcia. The motion was passed unanimously 3-0.

- C. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON CASE NO.: RZ08-53: APPLICATION BY SVK ENGINEERING ON BEHALF OF RAMSES REALTY, LLC TO REZONE APPROXIMATELY 70 ACRES OF LAND FROM PINAL COUNTY DESIGNATION TO I-1 (LIGHT INDUSTRIAL). SUBJECT PROPERTY IS LOCATED GENERALLY EAST OF SUNLAND GIN ROAD AND SOUTH OF**

THE UNION PACIFIC RAIL ROAD (ASSESSOR'S PARCEL NUMBER: 402-14-004A) IN A PORTION OF THE SOUTHWEST ¼ OF SECTION 17, T7S, R7E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: ELOY 70).

Vice-Chairperson Weddle opened the public hearing.

Mr. Blanton mentioned that staff recommends approval with the seven stipulations enumerated in the staff report. Mr. Steve Scott from the public asked what the seven stipulations are. Mr. Blanton briefly explained each of the seven stipulations. Mr. Scott also asked if there were any benefits or non-benefits to property owners in close proximity to the proposed project. Mr. Blanton responded that the proposed project will not negatively affect adjacent or surrounding property owners. Mr. Blanton mentioned to Mr. Scott that if he had any more questions to please feel free to contact him or contact Shane Kobialka.

Hearing no other comments, Vice-Chairperson Weddle closed the public hearing.

D. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: RZ08-53 (PROJECT NAME: ELOY 70).

Commissioner Horton made a motion to approve Case No.: RZ08-53. Motion was seconded by Commissioner Garcia. 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 (GPA08-52);
2. That all future development of the Light Industrial site(s) shall undergo subsequent Site Plan and/or Subdivision reviews 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 provide a Transportation Circulation Plan to the City of Eloy prior to approvals and that the dedication of the right-of-way widths will be dependent upon approval of the Circulation Plan. The developer shall be responsible for the design and construction of the necessary 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 Light Industrial 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 Eloy 70 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.

- E. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON CASE NO.: GPA08-58: APPLICATION BY THE ROSE LAW GROUP, PC. ON BEHALF OF THE ARIZONA STATE LAND DEPARTMENT FOR A MINOR GENERAL PLAN AMENDMENT ON APPROXIMATELY 236 ACRES OF LAND FROM RURAL RESIDENTIAL TO 83.8 ACRES OF LOW DENSITY RESIDENTIAL, 108.1 ACRES OF MEDIUM DENSITY RESIDENTIAL, 5.6 ACRES OF MEDIUM HIGH DENSITY RESIDENTIAL, 37.4 ACRES OF COMMUNITY COMMERCIAL AND 0.8 ACRES OF OPEN SPACE. APPROXIMATELY 160 ACRES OF THE SUBJECT PROPERTY IS LOCATED GENERALLY ON THE NORTHWEST CORNER OF PICACHO HIGHWAY AND NUTT ROAD AND THE REMAINING 76 ACRES ARE LOCATED SOUTH OF NUTT ROAD EXTENDING EAST FROM HALSEY ROAD TO THE WHEELER ROAD ALIGNMENT (APPROXIMATELY 2.5 MILES) IN A PORTION OF THE SOUTHEAST ¼ OF SECTION 27 AND PORTIONS OF SECTIONS 34, 35 AND 36 ALL IN T8S, R8E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: ASLD 236).**

Vice-Chairperson Weddle opened the public hearing.

Mr. Blanton mentioned that staff recommends approval as presented and also introduced Mrs. Carolyn Oberholtzer from the Rose Law Group. Mrs. Oberholtzer provided a brief overview of the request.

Hearing no other comments, Vice-Chairperson Weddle closed the public hearing.

- F. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA08-58 (PROJECT NAME: ASLD 236).**

Commissioner Garcia made a motion to approve Case No.: GPA08-58. Motion was seconded by Commissioner Horton. The motion was passed unanimously 3-0.

- G. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON CASE NO.: GPA08-59: APPLICATION BY THE ROSE LAW GROUP, PC. ON BEHALF OF THE ARIZONA STATE LAND DEPARTMENT FOR A MINOR GENERAL PLAN AMENDMENT ON APPROXIMATELY 160 ACRES OF LAND FROM RURAL RESIDENTIAL TO 69.3 ACRES OF MEDIUM DENSITY RESIDENTIAL, 50.7 ACRES OF MEDIUM-HIGH DENSITY RESIDENTIAL, 24.6 ACRES OF HIGH DENSITY RESIDENTIAL AND 15.4 ACRES OF COMMUNITY COMMERCIAL. SUBJECT PROPERTY IS LOCATED GENERALLY AT THE SOUTHEAST CORNER OF SHAY ROAD AND BARRETT ROAD IN A PORTION OF THE NORTHEAST ¼ OF SECTION 27, T8S, R8E OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: ASLD 160).**

Vice-Chairperson Weddle opened the public hearing.

Mr. Blanton mentioned that staff recommends approval as presented and also introduced Mrs. Carolyn Oberholtzer from the Rose Law Group. Mrs. Oberholtzer provided a brief overview of the request.

Hearing no other comments, Vice-Chairperson Weddle closed the public hearing.

H. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA08-59 (PROJECT NAME: ASLD 160).

Commissioner Horton made a motion to approve Case No.:GPA08-59. Motion was seconded by Commissioner Garcia. The motion was passed unanimously 3-0.

VIII. MOTION TO ADJOURN

Vice-Chairperson Weddle asked for a motion to adjourn. Motion was made by Commissioner Horton and seconded by Commissioner Garcia. The meeting was adjourned at 7:33 P.M.

ATTEST:

APPROVED:

City Manager/Community Development Director

Vice-Chairperson Glinda Weddle