

**MEETING MINUTES
OF THE
CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, September 17, 2008
7:00 P.M.**

I. CALL TO ORDER

Chairperson Larry Brown called the meeting to order at 7:03 PM

II. ROLL CALL

Members Present: Chairperson Larry Brown
Vice-Chairperson Glinda Weddle
Commissioner Marlo Schuh
Commissioner Manuel Medina

Members Absent: Commissioner Jose Garcia
Alternate Commissioner Richard Horton
Ex-Officio Member Joel Belloc

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

Chairperson Larry Brown led the Pledge of Allegiance

V. MOTION TO APPROVE THE JULY 16, 2008 MEETING MINUTES OF THE CITY OF ELOY PLANNING AND ZONING COMMISSION

Commissioner Schuh made a motion to approve the July 16, 2008 meeting minutes of the Planning and Zoning Commission. Commissioner Medina seconded the motion. Motion was approved unanimously. The vote was 4-0.

VI. COMMUNICATIONS

Mr. Blanton mentioned the four day work week, which is on a ninety day trail basis. An overview of customer satisfaction, cost savings, etc. will be presented to the city council in early December. He 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. Mr. Blanton spoke about the new updated annexation map that consists of 98.9 square miles. Commissioner Medina asked whether the implementation

of the four day work week was a result of projected savings for the city or influenced by the city employees. Mr. Blanton stated that it was more of an incentive for the city employees during these hard economic times but that the city is also hoping that we will see lower utility and fuel costs. 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.: TA08-44 (ZONING TEXT AMENDMENTS): THE COMMUNITY DEVELOPMENT DEPARTMENT IS PROPOSING AMENDMENTS TO THE TEXT OF THE ELOY ZONING ORDINANCE THAT CLARIFIES, UPDATES, SPECIFIES, CHANGES AND/OR ELIMINATES INFORMATION IN CHAPTER 21.**

CHAPTER 21, ARTICLE XI, OVERLAY ZONING DISTRICTS, DIVISION 5. COMMUNITY CORE: ADD LANGUAGE TO SECTION 21-150* FOR COMMUNITY CORE (CC). THE PURPOSE OF THE COMMUNITY CORE OVERLAY DISTRICT IS TO ALLOW A DIVERSE MIXED USE AREA FOR SPECIALTY RETAIL, NEIGHBORHOOD RESIDENTIAL, AND TOURIST TRADE IN THE HISTORIC CITY CENTER AREA. THE INTENT OF THIS OVERLAY DISTRICT IS TO MAINTAIN AND ENHANCE THE CHARACTER OF THE FEW REMAINING HISTORIC BUILDINGS WITHIN THE DOWNTOWN AREA WHILE PROMOTING A PEDESTRIAN-ORIENTED SPECIALTY RETAIL DISTRICT, AS WELL AS, TO ENCOURAGE THE DISTRICT IMPROVEMENT OF THE PEDESTRIAN ENVIRONMENT, DELINEATE THE APPROPRIATE MIX OF LAND USES AND ENSURE THAT NEW BUILDINGS ARE COMPATIBLE WITH THE HISTORIC FABRIC OF THE AREA. THIS DISTRICT IS INTENDED TO ENCOURAGE THE REVITALIZATION OF ELOY'S TRADITIONAL CORE BY ACCOMMODATING A MIX OF LAND USE TYPES AND INTENSITIES THAT HOPEFULLY INCREASES OPPORTUNITIES TO REINVEST IN THESE OLDER NEIGHBORHOODS. DEVELOPMENT STANDARDS ARE ADAPTED TO ENCOURAGE UTILIZATION OF RECORDED, LEGALLY NON-CONFORMING SUBSTANDARD LOTS. THE DISTRICT SHALL BE IN ADDITION TO, AND SHALL OVERLAY, ALL OTHER ZONING DISTRICTS WHERE IT IS APPLIED, SO THAT ANY PARCEL OF LAND LYING IN THE COMMUNITY CORE (CC) OVERLAY DISTRICT SHALL ALSO LIE IN ONE OR MORE OF THE OTHER ZONING DISTRICTS PROVIDED BY THE ELOY ZONING ORDINANCE.

***RE-NUMBER EXISTING SECTIONS 21-155 THROUGH 21-159 TO SAY "RESERVED IN ARTICLE XI" ACCORDINGLY**

A COPY OF THE PROPOSED CODE LANGUAGE IS AVAILABLE FOR REVIEW AT THE CITY CLERK'S OFFICE AND COMMUNITY DEVELOPMENT DEPARTMENT.

CHAPTER 21, ARTICLE XII, GENERAL PROVISIONS: ADD THE FOLLOWING LANGUAGE TO SECTION 21-167 OUTDOOR STORAGE AND JUNK AUTOMOBILES:

F. THE STORING OR LEAVING OF ANY MACHINERY OR EQUIPMENT DESIGNED FOR OR USED BY CONTRACTORS OR BUILDERS FOR “COMMERCIAL” PURPOSES IS PROHIBITED, EXCEPT WHERE PERMITTED BY THE ZONING ORDINANCE.

CHAPTER 21, ARTICLE XVI, SIGN PROVISIONS: UPDATE THE FOLLOWING IN SECTION 21-235.A.2. BANNERS, PENNANTS, AND OTHER DISPLAYS FOR SPECIAL SALES EVENTS MAY BE PERMITTED WITHIN THE COMMERCIAL ZONING DISTRICTS. A BUSINESS MAY REQUEST SUCH SIGNS AND DISPLAYS A MAXIMUM OF FOUR (4) TIMES PER YEAR FOR A MAXIMUM PERIOD OF THIRTY (30) CONSECUTIVE DAYS ON EACH OCCASION. A MINIMUM OF THIRTY (30) DAYS SHALL PASS BETWEEN EACH SUCH DISPLAY. SUCH SIGNS AND DISPLAYS SHALL BE REMOVED IMMEDIATELY UPON TERMINATION OF THE SALE THAT THEY ADVERTISE OR AFTER THE THIRTY (30) DAY PERIOD, WHICHEVER OCCURS FIRST.

Chairperson Brown opened the public hearing.

Mr. Blanton introduced the text amendments and stated that staff is recommending approval. The purpose of the first text amendment is to revitalize downtown Eloy. Currently, the regulations in the Zoning Ordinance are too strict and were intended for new development on larger lots. Mr. Blanton highlighted various sections of the 13 page “position” paper written by Rick Counts, of Community Sciences Corporation, that addresses the current issues and went through the proposed ordinance.

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.: TA08-44 (ZONING TEXT AMENDMENT).

Commissioner Medina made a motion to approve Case No.: TA08-44. Motion was seconded by Commissioner Schuh. The motion was passed unanimously (4-0).

VIII. MOTION TO ADJOURN

Chairperson Brown asked for a motion to adjourn. Motion was made by Vice-Chairperson Weddle and seconded by Commissioner Schuh. The meeting was adjourned at 7:38 PM.