

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, April 17, 2019
6:00 p.m.**

I. CALL TO ORDER

Vice-Chairperson Larry Brown called the meeting to order at 6:05 p.m.

II. ROLL CALL

*One or more members of the Planning and Zoning Commission may attend by telephonic means.

Members present: Vice-Chairperson Larry Brown, Commissioner Steve Paulson, Commissioner Kirk Tatom and Commissioner Allen Crawford.

Members Absent: Chairperson Marlo Schuh (not excused), Commissioner John Peterson (excused)

Staff present: Jon Vlaming, Community Development Director, and Jerry Stabley, Planning Manager

Others present: Ex-Officio Daniel Snyder, Michael Campbell, Campbell A & Z (representing AT & T Mobility)

III. INVOCATION

Vice-Chairperson Brown led the Invocation and requested a moment of silence.

IV. PLEDGE OF ALLEGIANCE

Vice-Chairperson Brown led the recitation of the Pledge of Allegiance.

V. OLD BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING:

NONE

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

**A. CONDUCT A PUBLIC HEARING ON CONDITIONAL USE
PERMIT 19-001, A REQUEST BY CAMPBELL A & Z,
REPRESENTING AT & T MOBILITY, TO REMOVE A 62'-8" APS**

POWER POLE AND REPLACE IT WITH A 75'-6" APS POWER POLE LOCATED AT 5061 N. LA PALMA ROAD, WHICH IS THE NORTHEAST CORNER OF THE INTERSECTION OF LA PALMA ROAD AND THE ARICA ROAD ALIGNMENT (A PORTION OF ASSESSOR'S PARCEL NUMBER 401-48-024P).

Vice-Chairperson Brown read the agenda item and turning the presentation over to Mr. Vlaming, who introduced this request submitted by Campbell A & Z, representing AT & T Mobility. He said that this request was nearly a like for like substitution of the two poles, which are located next to each other. He added that staff is recommending approval and noted that the applicant was present at the meeting and had actually been the former applicant for the original siting of these facilities on the existing pole. A question was asked about the material of the poles and Mr. Vlaming responded that the existing and proposed pole is metal and referred the Commissioners to the images in the packet that illustrate the request. Commissioner Tatom inquired as to why this request was submitted and the applicant started by providing a summary of the request in terms of the need for a structurally engineered pole for replacement, fencing and equipment area. He continued that there is a coverage gap in service for AT & T users in this area and this facility will enhance the service to commuters on SR 87, at the CoreCivic campus and to the west. He noted that his client was satisfied with the stipulations as noted. Chair Brown then asked if there were any questions, and hearing none closed the public hearing. Mr. Vlaming noted that the chain link fencing was an appropriate screening material in this case with the proximity to the prison area and need for see through screening.

B. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: CUP19-001. (PROJECT NAME: AZL01398)

Vice-Chairperson Brown asked for a recommendation of approval, disapproval or other action on Case No.: CUP19-001. Commissioner Paulsen made a motion to recommend approval with all 11 conditions. Commissioner Tatom seconded the motion. The motion carried with a Vote 3-0.

VII. INFORMATIONAL ITEMS:

A. UPDATE ON THE ECONOMIC DEVELOPMENT STRATEGIC PLAN-

Mr. Vlaming identified that the advisory committee for this plan has been hard at work to assist the consultant with composing the first draft of the document. He noted that there will be a briefing before Council next week to give them a status report on the significant amount of data researched and interviews conducted and that the project was anticipated to be finished in May or June of this year. He continued that when complete, the plan will provide the blueprint for job creation over the next 3-5 years.

B. UPDATE ON THE MAIN STREET ARCADE RENOVATION PROJECT-

Mr. Vlaming identified that staff was working closely with the architect to refine the design and prepare rough order of magnitude costs for this project, located on Main Street between Frontier and 7th Street. All of this work is in preparation for the briefing before City Council this coming Monday night and he is looking forward to getting their thoughts on the direction of the project so far. Chair Brown inquired that this was the project where we are looking to improve the overhangs on the buildings. Mr. Vlaming confirmed that yes; it's the overhangs, columns and urban design of the area to enhance its appeal and marketing of the buildings and lots on Main Street. Chair Brown also identified that he thought the new Neon Park in Casa Grande was a neat project. Mr. Vlaming responded that the park had just had its ribbon cutting and was a nice addition to their Downtown.

VIII. COMMUNICATIONS:

A. CITY COUNCIL UPDATE-EX OFFICIO MEMBER REPORT-Ex-

Officio Snyder reported the following information: He informed that Council approved with CORE construction to demolish the old city hall and new police department facilities. They will be stripping walls to see what the conditions are and new plans in place. He noted the Council has started work on next year's budget and are taking a conservative approach. He noted the changes at CoreCivic and at the federal level and its effect on the prison population at their facilities-and its impact on city revenues from our population count. He also noted the fact that non-profits would be making their requests too. Mr. Vlaming also noted that the US Census would be starting up and the count of the population of the City on April 1, 2019 is important and the Complete Count Committee was hard at work. Council member Snyder also noted his attendance at autonomous vehicle gatherings up in the valley and his thoughts about how it will be implemented in rural and urban areas with new regulatory mandates and its impact on supportive systems. Mr. Vlaming inquired as to how many people were up there. Council member Snyder indicated that there were lots of people up there-a big introduction for the Nikola CEO, a representative from Budweiser and noted the company is making other products besides trucks and developing fuel stations as well. He also said there were 14 countries represented, the Arizona Governor was there and it was held up in Westworld. He indicated that production was anticipated to start in 2022.

Mr. Vlaming indicated that the Department has a new employee, and proceeded to introduce Jerry Stabley as the new, part time Planning Manager. He also wanted to take this opportunity to thank Kelly Homol and Mary Myers for their assistance to record this first meeting of the Planning & Zoning Commission in the new City Council Chambers.

IX. MOTION TO ADJOURN.

Vice-Chairperson Brown asked for a motion to adjourn. Commissioner Paulson made a motion to adjourn and was seconded by Commissioner Tatom. The adjournment passed 3-0 and the meeting adjourned at approximately 6:41 p.m.