

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, October 16, 2019
6:00 p.m.**

I. CALL TO ORDER

Chairperson Marlo Schuh called the meeting to order at 6:00 p.m.

II. ROLL CALL

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

Members present:

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| ▪ Chairperson Marlo Schuh | ▪ Commissioner John Peterson |
| ▪ Vice-Chairperson Larry Brown | ▪ Commissioner Allen Crawford |
| ▪ Commissioner Steve Paulson | ▪ Ex-Officio Daniel Snyder |

Members Absent:

- Commissioner Kirk Tatom (excused)

Staff present:

- | | |
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| ▪ Jon Vlaming, Community
Development Director | ▪ Jeff Fairman, Economic Development
Specialists |
| ▪ Belinda Lopez, Planner | ▪ Jerry Stabley, Planning Manager |

Others present: Michael Buschbacher II, AICP, Principal Planner and Jeff Hunter, Engineer for Hunter Engineering, Inc. Jackie Rich with TES Farms, Mr. and Mrs. Roy K Kumar with Pink Rock, LLC, J.W. Tidwell, Council member and Natasha Tidwell.

III. INVOCATION

Chairperson Schuh led the Invocation and requested a moment of silence.

IV. PLEDGE OF ALLEGIANCE

Chairperson Schuh led the recitation of the Pledge of Allegiance.

V. MOTION TO APPROVE THE SEPTEMBER 18, 2019 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION.

Chairperson Schuh asked for a motion to approve the meeting minutes of the Planning and Zoning Commission. Commissioner Peterson made a motion to approve the September 18,

2019 meeting minutes as presented. Commissioner Paulson seconded the motion. The motion was approved with a vote of 5-0.

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

A. CONDUCT A PUBLIC HEARING ON THE REQUEST BY THE CITY TO AMEND THE EXISTING ELOY GENERAL PLAN THROUGH A SERIES OF MAJOR AMENDMENTS TO THE INTRODUCTION CHAPTER, AMENDMENTS AND PROCESS CHAPTER, LAND USE ELEMENT, CIRCULATION ELEMENT, PARKS, OPEN SPACE AND TRAILS ELEMENT, ECONOMIC PROSPERITY ELEMENT AND IMPLEMENTATION STRATEGIES CHAPTER (CASE NO. GPA19-001)

Chairperson Schuh opened the public hearing. Mr. Vlaming gave a refresher to the Planning and Zoning Commission as an overview for the City's Staff initiated Major General Plan Amendments for calendar year 2019.

Mr. Vlaming explained that Case No.: GPA19-001 is a request to amend the City of Eloy General Plan. Notice was published on the newspaper. Staff also held an open house meeting in the Community Room on October 2nd. The proposed 2019 Major General Plan Amendments are proposed for the following Elements:

Introduction chapter-Update information;

Amendments and Process chapter-Update information;

Land Use element-Planned Community Area definition revision; add existing land use map;

Circulation element-Update the corridor location and text reference for the proposed I-11; inclusion of transit information;

Parks, Open Space and Trails element-Significantly updated text, tables and maps;

Economic Prosperity element-Based on directions framed in the recently adopted Economic Development Strategic Plan; and

Implementation Strategies chapter-Update information.

With no other comments or questions, Chairperson Schuh closed the Public Hearing.

B. CONSIDERATION, DISCUSSION AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, APPROVAL WITH CONDITIONS, DENIAL OR CONTINUANCE OF CASE NO. GPA19-001.

Chairperson Schuh asked for a motion. Vice-Chairperson Brown made a motion to approve Case No.: GPA19-001 as presented. Commissioner Paulson seconded the motion. The motion was approved with a vote of 5 to 0.

C. CONDUCT A PUBLIC HEARING ON A REQUEST TO AMEND THE FUTURE LAND USE MAP OF THE ELOY GENERAL PLAN PROPOSED BY

HUNTER ENGINEERING, FROM LIGHT INDUSTRIAL (LI) TO GENERAL INDUSTRIAL (GI) FOR THE FOLLOWING PARCELS: 402-15-037U, 402-15-037J, 402-15-037K, 402-15-037M, 402-15-037Q, 402-15-037D, 402-15-037B, 402-15-037T, 402-15-037S, 402-15-037P, 405-15-037G, 402-15-034C, 402-15-034B, 402-15-033C, 402-15-033D, 402-15-041B, 403-02-0130, 403-02-012A, 402-15-0420, 402-15-0430, 402-14-004A, 403-03-004A, AND 403-03-004B WITHIN SECTIONS 18, 19, AND 20 OF TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA (CASE NO.: GPA19-002)

Chairperson Schuh opened the public hearing. Mr. Vlaming introduced to the Planning and Zoning Commission the 2nd application request for another Major General Plan Amendment. The request is made by Hunter Engineering Inc., representing Petersen Arizona Land & Entitlement Fund LLC (PALEF LLC). This major general plan amendment project includes a 49-acre annexation, and a rezoning application that is coming up on the next agenda item with a Planned Area Development. Mr. Vlaming described and pointed out the location on the screen monitors for everyone to see and commented this agenda item as well as the Staff initiated item were published in the newspaper, held open house meetings, and notifications were mailed out to property owners within 300 feet of the subject property. The project is bordered by Sunland Gin Road to the west, Highway 84/Frontier Road and the Railroad to the north, and Interstate 10 to the south. This request is to amend the land use designation from Light Industrial to General Industrial on the Land Use map to be able to allow most intense industrial employment uses and generally consist of wholesale and storage warehouses, external storage yards, fabrication, manufacturing processing, repairing and packaging of goods. Portions of the areas facing the Robson Ranch Community would be screened from view of the public.

Two property owners (Pink Rock, LLC and TES Farms) adjacent to the subject property commented they did not receive any information and asked to receive copies of the proposed application/narratives. Staff took their information, emailed, and mailed out the information. Chairperson Schuh had some questions regarding the project and said she would hold her comments after the rezoning application is considered for discussion. Being no other comments, Chairperson Schuh closed the public hearing.

D. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, APPROVAL WITH CONDITIONS, DENIAL OR CONTINUANCE OF CASE NO.: GPA19-002.

Chairperson Schuh asked for motion. Vice-Chairperson Brown made a motion to recommend approval of Case No.: GPA19-002 as presented. Commissioner Paulson seconded the motion. The motion was approved with a vote of 5 to 0.

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

- A. CONDUCT A PUBLIC HEARING ON THE REQUEST BY HUNTER ENGINEERING TO CHANGE THE FOLLOWING PARCELS WITH AN EXISTING ZONING OF I-1, LIGHT INDUSTRIAL TO I-2, GENERAL INDUSTRIAL WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY FOR THE FOLLOWING PARCEL NUMBERS: 402-15-041B, 403-02-012A, 402-15-0420, 402-15-0430, 402-14-004A, 403-03-004A, 403-03-004B; TO REZONE PARCEL 403-02-0130, FROM R1-6 SINGLE FAMILY RESIDENTIAL TO I-2, GENERAL INDUSTRIAL WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY; TO REZONE THE FOLLOWING PARCELS FROM CB-2, GENERAL BUSINESS AND CI-2, INDUSTRIAL IN PINAL COUNTY TO I-2, GENERAL INDUSTRIAL AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY: 402-15-037U, 402-15-037J, 402-15-037K, 402-15-037M, 402-15-037Q, 402-15-037D, 402-15-037B, 402-15-037T, 402-15-037S, AND TO PROPOSE FOR THOSE PARCELS WITH AN EXISTING ZONING DESIGNATION OF I-2, GENERAL INDUSTRIAL, THAT THEY ALSO BE DESIGNATED WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY: 402-15-037P, 402-15-034G, 402-15-034C, 402-15-034B, 402-15-033C, AND 402-16-0300 WITHIN SECTIONS 18, 19 AND 20, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN PINAL COUNTY, ARIZONA (CASE NO.: RZPAD19-018).**

Mr. Vlaming introduced the agenda item and commented Mr. Michael Buschbacher II, AICP, Principal Planner and Jeff Hunter, Engineer for Hunter Engineering, Inc. were present and they had a power point presentation. Mr. Buschbacher introduced himself and gave the Commission members and those present a brief presentation of the Rezoning application.

- B. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, APPROVAL WITH CONDITIONS, DENIAL OR CONTINUANCE OF CASE NO.: RZPAD19-018.**

Chairperson Schuh asked for a motion. Mr. Vlaming presented Staff's recommendations subject to the following stipulations:

1. That prior to any development on the subject property, the site will be maintained in a natural, debris-free, and weed-free condition;
2. That development of the Interstate 10 \ 8 Business Park shall be in compliance with the Planned Area Development document (dated October 8, 2019) and/or the Eloy Zoning Ordinance and the Pre-Annexation Development Agreement, if mutually executed;
3. That any major changes or modifications to the subject rezoning shall be reviewed and processed in accordance with those procedures outlined in the Planned Area Development document and/or Eloy Zoning Ordinance as may be amended from time to time. The Zoning Administrator, or designee, may administratively

- approve minor amendments and will determine the difference between major and minor amendments;
4. The Property Owner/Developer shall submit and receive Zoning Administrator or designee approval for a Master Site Plan of the entire 628-acre property prior to the submittal of any site plan for phase 1 improvements. In addition, the following documents shall also be submitted and approved prior to phase 1 improvements:
 - a. That prior to the submittal of a site plan for phase 1 of the project, the owner shall submit a Traffic Report - prepared by a Registered Professional Traffic Engineer or Civil Engineer, that at a minimum addresses on-site and off-site traffic flows, project impacts and mitigation measures, anticipated trip generations, and level of service for the entire 631 acre property;
 - b. Preliminary Grading & Drainage, Water, and Sewer Plans and Reports
 - c. Conceptual Landscape Plan
 - d. Conceptual Signage Plan
 5. That a property owner association shall be formed by the master developer to maintain all landscaping, signage and lighting within the 631 acre property including all such improvements located within the adjacent street rights-of-way;
 6. The Property Owner/Developer shall improve and dedicate the right-of-way (ROW) and PUE's for the following streets:
 - a. Sunland Gin Rd to a Major Arterial street classification-east half street (130' ROW).
 - b. Adams Rd to a Commercial Collector street classification-south half street (80' ROW).
 - c. Proposed West Commerce Boulevard to a Commercial Collector street classification (80' ROW);
 7. The Property Owner/Developer shall coordinate with Pinal County Flood Control District and Federal Emergency Management Agency (FEMA) to remove portions of the property from the *Zone A floodplain* and establish Base Flood Elevations (BFE);
 8. The Property Owner/Developer shall provide for a looped potable water system and extend potable water service through the development. All City owned utilities must be located within the city rights of way or public utility easement;
 9. The Property Owner/Developer shall provide for and/or upsize water lines to deliver adequate fire flow, as per the City's and Eloy Fire District's requirements;
 10. The Property Owner/Developer shall extend sewer service along Sunland Gin Rd, Adams Rd, and the proposed West Commerce Boulevard to the eastern boundary of the property;
 11. The Property Owner/Developer shall provide for secondary emergency vehicular access, per Eloy Fire District's requirements;
 12. The Property Owner/Developer shall coordinate with the Pinal County and Arizona Department of Transportation (ADOT) regarding submittal requirements adjacent to Pinal County and ADOT right-of-way; and
 13. The Property Owner/Developer shall coordinate with the Eloy Public Works GIS division to rename First St and Third St and re-address any existing buildings.

Vice-Chairperson Brown made a motion to approve Case No.: RZPAD19-018 with the 13 stipulations recommended by Staff in addition, Vice-Chairperson Brown recommended including the stipulations made by Chairperson Schuh regarding a recommended matrix by the Community Development Staff for staggering height and that anything over the agreeable height shall be reviewed by the Board of Adjustment; outdoor lighting to be solar ready, defining a percentage of residential within the proposed PAD, and signage. Commissioner Paulson seconded the motion. The motion was approved with a vote of 5 to 0.

VIII. INFORMATIONAL ITEMS:

None.

IX. COMMUNICATIONS:

A. EX-OFFICIO MEMBER REPORT-COUNCILMAN DAN SNYDER

None.

B. GOOD OF THE ORDER

- Nothing on schedule for November 21, 2019 Planning and Zoning Commission.
- The schedule for the 2019 Major General Plan Amendments would be as follows:
November 11: City Council Public Hearing
November 25: City Council Public Hearing and Action

X. MOTION TO ADJOURN.

Chairperson Schuh asked for a motion to adjourn. Vice-Chairperson Brown made a motion to adjourn and was seconded by Commissioner Paulson. The adjournment passed 5-0 and the meeting adjourned at approximately 7:46 p.m.