MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, April 15, 2020
6:00 p.m.

I. CALL TO ORDER

Chairperson Marlo Schuh called the meeting to order at 6:02 p.m.

II. ROLL CALL

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

Members present:

- Chairperson Marlo Schuh
- Vice-Chairperson Larry Brown
- Commissioner John Peterson
- Ex-Officio Daniel Snyder
- Commissioner Steve Paulson (Attended telephonically)
- Commissioner Allen Crawford

Members Absent:

- Commissioner Kirk Tatom

Staff present:

- Jon Vlaming, Community Development Director
- Belinda Lopez, Planner

Others present:

- Jeff Uhrick, B&R Engineering, Inc.

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 DECEMBER 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. Vice-Chairperson Brown made a motion to approve the December 18, 2020 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. NONE.

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

A. CONDUCT A PUBLIC HEARING FOR A PRELIMINARY PLAT FOR ROBSON RANCH UNIT TWENTY "D" (20D) SUBDIVIDING 7.16 ACRES INTO 41 LOTS.

Mr. Vlaming introduced the agenda item. He commented there would be one more unit left for the future to the north of the subject unit, Unit 20D. This is a request for preliminary plat approval from B&R Engineering, Inc. on behalf of Sun Lakes-Casa Grande, LLC proposing a Preliminary Plat for Robson Ranch Unit Twenty D ("20D"), Case No.: PP19-022. The subject property is located within the age restricted master planned community of Robson Ranch. This project is located at the northeast corner of Harris Hawk Lane/Cherry Oaks Drive and Painted Horse Drive in the northeast quarter of Section 16, Township 7 South, and Range 7 East. The proposed subdivision contains a gross area of 7.16 acres.

The Eloy General Plan Land Use Plan identifies the subject property as Medium Density Residential. This property is zoned R1-6 (Medium Density Residential) with a Planned Area Development Overlay. Therefore, this request is in conformance with the Eloy General Plan and the Eloy Zoning Ordinance.

The minimum lot size is 4,800 square feet and the average lot size is 7,118 square feet. Primary vehicular ingress/egress to this subdivision will be from two access points that intersect with Chippewa Drive/Manzanita Avenue and Cherry Oaks Drive/Painted Horse Drive and a future all-weather, compacted aggregate base course (ABC) roadway that extends along Chippewa Drive and turns south on Toltec Road. A gate was previously secured across Chippewa Drive that will allow more proximate emergency access from the Eloy Fire District Station (#522) located at 4015 N. Toltec Road (approximately 1.5 miles to the south). The infrastructure for this subdivision, including the streets, water, sewer and open space tracts, will be privately owned and maintained. The proposed development of Unit "20D" will have a density of 5.72 dwelling units per gross acre.

There was a discussion about the subject subdivision being adjacent to Toltec Road and that there is a lot of dust generated from that road. Chairperson Schuh asked if there were any foreseeable paved road. Jeff Uhrick with B & R Engineering Inc. introduced himself and mentioned that he was not aware of any road improvements at this point for fire and emergency. Commissioner Crawford asked if the City of Eloy could start the construction along with the developer regarding Toltec Road. Ex-Officio Snyder and Commissioner Crawford suggested dust control on that road.

There being no additional comments from the Commissioners, Vice-Chairperson Brown made a motion to approve Case No. PP19-022 with Staff recommended stipulations, which was seconded by Commissioner Peterson. The motion was approved with a vote of 5-0.

B. NOMINATE AND ELECT A CHAIRPERSON TO SERVE FOR THE 2020 CALENDAR YEAR

Commissioner Paulson nominated Marlo Schuh to remain as a Chairperson for the 2020 calendar year.

C. NOMINATE AND ELECT A VICE CHAIRPERSON TO SERVE FOR THE 2020 CALENDAR YEAR

Commissioner Paulson nominated Larry Brown to remain as a Vice-Chairperson for the 2020 calendar year.

D. CONDUCT A PUBLIC HEARING TO CONSIDER THE 2020 ELOY GENERAL PLAN READOPTION

Mr. Vlaming explained that Arizona Revised Statutes (ARS) requires all cities, towns and counties to prepare and adopt a general or comprehensive plan. Statutes also identify that the plan is effective for 10 years from the date the plan was last adopted. The major chapters of the Eloy General Plan include the Introduction, Amendments and Process, Elements, and Implementation Strategies.

The City has updated and approved each of the plan's 11 elements over the past several years using the Major Amendment Process: Land Use, Circulation, Growth Areas, Parks, Open Space and Trails, Housing, Environmental Planning, Water Resources, Public Facilities, Downtown Development and Neighborhood Preservation, Economic Prosperity, and Cost of Development.

The public involvement process was as follows: on January 30, staff advertised for the Community Meetings and the 60-Day Review in the Casa Grande Dispatch. January 31st was when the 60-Day process started. Community meetings were held: February 12th in the Toltec Community Center; February 27th at the Robson Ranch Hermosa

Ballroom and March 10th in the City Hall Community Room. A notice was published on the Eloy Enterprise for the April 15th Planning and Zoning Commission Hearing. All information is located on the City of Eloy website on the following link: https://www.eloyaz.gov/628/Eloy-General-Plan-Readoption

Mr. Vlaming asked the Commission to recommend readoption of the Eloy General Plan to the City Council. If approved, this request will go to the City Council on May 11 for a public hearing. The City will be ready for June 30th to accept Major Amendments applications.

Vice-Chairperson Brown made a motion to recommend readoption of the General Plan, which was seconded by Commissioner Crawford. The motion passed 5-0

VIII. INFORMATIONAL ITEMS

Chairperson Schuh asked if the members whose term were going to expired for the Planning and Zoning Commission were renewed. Mr. Vlaming responded yes.

IX. COMMUNICATIONS

Ex-Officio Snyder gave an update on the following:

- City Council placed the Franchise Agreement with South West Gas (SWG) on the primary election ballot. The city will receive two percent (2%) of gross receipts from the sale of delivery of gas within the city limits.
- City of Eloy renewed its contract with Right Away Disposal (RAD) for one more year. The recycling program has been suspended because the company lost a majority of the prison workforce because of the coronavirus pandemic. RAD is still picking up the recyclable items but everything is taken to the landfill until further notice.
- City Council approved new impact fees for water and wastewater for new developments.

X. MOTION TO ADJOURN

Commissioner Crawford made a motion to adjourn which was seconded by Vice-Chairperson Brown. The motion passed 5-0 and the meeting adjourned at approximately 6:45 p.m.