



CITY OF ELOY

THE CITY OF ELOY
PLANNING & ZONING COMMISSION MEETING
Wednesday, November 18, 2020, 6:00 PM
Eloy City Council Chambers-City Hall
595 North C Street
Eloy, Arizona 85131

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Invocation**
- IV. Pledge of Allegiance**
- V. Motion to approve the August 19, 2020 meeting minutes of the Planning and Zoning Commission**
 - A. Meeting Minutes
- VI. Old Business: Possible discussion and/or action on the following:**
 - A. Public Hearing of the Major Amendments proposed for the Eloy General Plan for Calendar Year 2020
 - B. Commission to make a recommendation for approval, approval with conditions, or denial of the Major Amendments of the Eloy General Plan for Calendar Year 2020.
- VII. New Business: Possible discussion and/or action on the following:**
 - A. Update on Economic Development Activities
 - B. Update on Proposed Recreational Marijuana Ordinance
 - C. Overview of the Airpark Master Plan planning process
- VIII. Informational Item:**
- IX. Communications:**
- X. Motion to Adjourn**

POSTED BY FRIDAY, NOVEMBER 13, 2020, BY 5 PM, AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS COMMUNITY CENTER, TOLTEC COMMUNITY/SENIOR CENTER AND CITY WEBSITE: www.elayaz.gov

A handwritten signature in cursive script that reads "Mary Myers". The signature is written in black ink and is positioned above a solid horizontal line.

Mary Myers, CMC, CPM
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT LORENA LaSALDE-RIOS, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE COMMISSION AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, August 19, 2020
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:

- Chairperson Marlo Schuh
- Vice-Chairperson Larry Brown
- Commissioner Kirk Tatom
- Commissioner Allen Crawford (via-telephone)

Members Absent:

- Commissioner John Peterson (excused)
- Commissioner Stephen Paulson (excused)
- Ex-Officio Daniel Snyder (excused)

Staff present:

- Jon Vlaming, Community Development Director
- Jerry Stabley, Planning Manager
- Jeff Fairman, Economic Development Specialist
- Mary Myers, City Clerk

Others present:

- None

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 APRIL 15, 2020 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 April 15, 2020 meeting minutes as presented. Commissioner Tatom seconded the motion. The motion was approved with a vote of 4-0.

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. PLANNING AND ZONING COMMISSION RECOMMEND APPROVAL OF MINOR REVISIONS TO THE ELOY CITY CODE PERTAINING TO PORTIONS OF SECTIONS 5-19, 21-2-2.5, 21-4-2.10 AND 21-9-1.

Mr. Vlaming introduced Mr. Jerry Stabley to provide a presentation with PowerPoint highlighting the changes to Walls, Fences and Hedges (5-19); Single Family Residential Development Requirements and Guidelines (21-2-2.5); Fences and Hedgers (21-4-2.10) and Definitions (21-9-1).

He indicated that Staff would like to reduce redundancies of the conflicting texts, as there is currently different information between the Building Code and the Zoning Code. He continued that this proposed text amendment would reduce the conflicts between the codes and make it all work better.

Chair Schuh inquired about the provisions of interior fencing within property large enough to accommodate it. Mr. Stabley responded that as long as the property is large enough, it could occur but mentioned most property owners would like to extend their fences to the property line as much as possible. Mr. Stabley explained that his only concern would be if the property owner would know where the property line is- even if they wish to build the fence two feet away from the property line. Chair Schuh expressed she would not want a property owner to go the extra steps when they only want to enclose an area within their property. Mr. Stabley commented Staff could add language that if they are 10 feet within the property line then, they would not have to prepare the survey, etc.

Chair Schuh also inquired about the Site Visibility Triangle (SVT) Mr. Stabley explained it is only to remove it from the Building Chapter and keeping it under the Zoning Chapter.

Commissioner Crawford commended Staff for revising the requirement of a one-car garage in Eloy because of the mass traffic-no one would need more than one car.

Chair Schuh commented that she liked that things were being cleaned up, but asked about the Zoning Ordinance recently updated by the consultant. Mr. Vlaming explained the consultant had assisted in drafting the text and then the consultant brought the Code a long way. He added that with some fine-tuning, tweaking, and bringing all the provisions together, that Staff and the Planning and Zoning Commission have had the opportunity to review and approve it to make it better.

Vice-Chair Brown expressed that the work that is being done is positive.

There being no additional comments from the Commissioners, Chairperson Schuh asked for a motion to approve, disapprove or other action. Vice-Chairperson Brown made a motion to approve Case No. TA2020-013 with Staff recommendations and was seconded by Commissioner Tatom. The item passed with a vote 4-0.

VIII. INFORMATIONAL ITEMS:

A. UPDATE ON STATUS OF MAJOR GENERAL PLAN AMENDMENTS FOR CALENDAR YEAR 2020

Mr. Vlaming introduced this item and used a PowerPoint to brief the Commission. For this calendar year, the only submittal for a major amendment has come from staff. Within this amendment, staff is recommending the text and graphic changes to the Cost of Development Element and the inclusion of text to identify Revitalization Districts as a financing tool. The other changes involve the City's planning area boundary, which will diminish in the Mountain View Estates area and increase along the Sunland Gin Road area. These changes were prompted by dialogue among Casa Grande and City staff to better align these areas with the future provision of infrastructure and services.

The next meetings are scheduled as follows:

Study Session- tonight. City Sponsored Open House-Wednesday, October 7, 2020 at 6 p.m., Formal Action-Wednesday, October 21, 2020 at 6 p.m., City Council No Action-Monday, November 9, 2020; and City Council Hearing-Monday November 23, 2020 to close the Major General Plan Amendments for 2020.

Commissioner Tatom identified that he has mentioned to Mr. Vlaming about things he would like to see added and have not seen any. Mr. Vlaming offered to meet with Commissioner Tatom but due to COVID restrictions, it was agreed to meet via Zoom meeting.

B. UPDATE ON THE STATUS OF DOWNTOWN ELOY

Mr. Vlaming also provided an update to the activities in the Downtown including the renovation of the facades and arcades of the existing buildings on Main Street, the status of the construction of the new Police Building, staff's intent to solicit a request for statement of qualifications for an economics consultant for a downtown study, and

the near term look at designing and including new trees on the south side of Frontier Street, between Myers Boulevard and Stuart Boulevard.

Mr. Fairman commented about most of the work has been completed on Main Street on the east side of Main Street and the only thing left to complete is the tiles that have been loaded to the roof. Mr. Fairman mentioned about the hiring of a contractor named J. C. Tarasco out of Casa Grande, Arizona and commented that the money spent on the Downtown stayed right here and all the work would be completed by the end of September 2020. Mr. Fairman commented about Vice-Chair Brown's building in particular and asked that he hoped he liked how it turned out. The next step is to look to hire an artist to paint and decorate each of the columns such as vines or Bougainvillea for one and perhaps have someone paint a scene of a store on the windows that are currently covered on Mr. Browns' building. Lastly, he noted that Staff is looking into buying trash receptacles and benches that would be crafted to include the city logo.

He mentioned that the City is in the process of purchasing a building on Main Street that potentially could be used to relocate the Chamber of Commerce. Mr. Fairman wanted to let the Commissioners know that Staff has a good relationship with the County in the Economic Development side and that the City has been getting good leads, and they are being supportive. He mentioned about the three primary challenges-one being the infrastructure as it is a key, the second it is housing options. A company wants to build affordable housing and infill housing in Eloy and wanted to mention that the interest in Lucid (assembly lane in production by December 2020) and Nikola broke ground (will start on December 2022.) There is a Circle K at the corner of Eleven Mile Corner Road and they are purchasing the property to the west. They intend to build a brand new store like the one on Florence Blvd. or the one on McCartney Road. Xpress fuel is getting close to opening. Continuing to work with Mr. Kevin Peterson on 600 acres on the Interstate 10 | 8 Business Park.

IX. COMMUNICATIONS:

A. EX-OFFICIO MEMBER REPORT-COUNCILMAN DAN SNYDER

Mr. Vlaming communicated per Ex-Officio Snyder that the City passed the budget. In terms of the forecast for COVID-19, it was reported that we are doing better than expected. City Council is negotiating to purchase the La Paglia Building for the opportunity to bring back the Chamber of Commerce and to be within walking distance to City Hall.

B. GOOD OF THE ORDER

Mr. Vlaming reported that there is a Statement of Qualification (SOQ) for a street tree project on the south side of Frontier Street between Myers and Stuart Boulevards. This project was identified by a citizen, and Councilman Garcia is taking this project on. The SOQs are due at the end of August 2020 and the SOQ is for design and, irrigation services. This project will assist in

beautifying the Downtown Area. Commissioner Tatom indicated that he heard the word irrigation and was wondering how much water that would be. Mr. Vlaming responded it would be potable water and the trees would be low water usage trees. The trees would be those indicated on the low water use plant list as per the Arizona Department of Water Resources.

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 Tatom. The adjournment passed 4-0 and the meeting adjourned at approximately 7:17 p.m.

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: VI.B.

Date: 11/18/2020

Date submitted:
11/12/2020

Action: Formal

Subject: Commission to make a recommendation for approval, approval with conditions, or denial of the Major Amendments of the Eloy General Plan for Calendar Year 2020.

Date requested:
11/18/2020

TO: Planning and Zoning Commission

FROM: Jon Vlaming

RECOMMENDATION:

Commission to make a recommendation for approval, approval with conditions, or denial of the Major Amendments of the Eloy General Plan for Calendar Year 2020.

DISCUSSION:

This recommendation is required to allow this item to be heard by the Eloy City Council

FISCAL IMPACT:

There is not a direct financial impact associated with this recommendation

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: VII.A.

Date: 11/18/2020

Date submitted:
11/10/2020

Action: Other

Subject: Update on Economic
Development Activities

Date requested:
11/18/2020

TO: Planning and Zoning Commission

FROM: Jon Vlaming

RECOMMENDATION:

This item is for information only.

DISCUSSION:

Economic Development Specialist, Jeff Fairman, will provide an update on Staff's activities related to the City's efforts to attract and expand jobs within Eloy

FISCAL IMPACT:

There is not a fiscal impact associated with this briefing

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: VII.B.

Date: 11/18/2020

Date submitted:
11/12/2020

Action: Other

Subject: Update on Proposed
Recreational Marijuana Ordinance

Date requested:
11/18/2020

TO: Planning and Zoning Commission

FROM: Jerry Stabley

RECOMMENDATION:

Planning and Zoning Commission hear an update on the proposed Recreational Marijuana Ordinance.

DISCUSSION:

Proposition 207, the Safe and Smart Arizona Act was passed by Arizona voters on November 3. This act allows potential marijuana establishments to apply for permits from the Department of Health Services as early as January 19. The City needs to have an Ordinance in place if we want to regulate this new type of business.

FISCAL IMPACT:

Recreational marijuana sales are subject to transaction privilege tax in the retail classification and use tax.

CITY OF ELOY

REQUEST FOR BOARD ACTION

Agenda Item: **VII.C.**

Date: **11/18/2020**

Date submitted:
11/12/2020

Action: Other

**Subject: Overview of the Airpark
Master Plan planning process**

Date requested:
11/18/2020

TO: Municipal Airport Advisory Board

FROM: Jon Vlaming

RECOMMENDATION:

This item is informational only; no decision or recommendation is requested at this time

DISCUSSION:

One of the strategic implementation actions included in the City's 2019 Economic Development Strategic Plan is to: Design and adopt an Airpark Master Plan to strengthen this identified near and long term economic engine for the City. The plan is described as a "long range plan for the ultimate development of the airport for aviation and aeronautical related industries or industries that rely on airport convenience and services". This plan will be an opportunity to build on the success of Skydive Arizona and other existing businesses near the airport.

In the preparation of an Airpark Master Plan, it is critically important to differentiate between the area the airport itself (the area "inside the fence", and the area that surrounds it (the area "outside the fence"). Master plans for airports are subject to rigorous standards by the FAA and are prepared by consultants that focus solely on existing and future airport functions and operations. The Eloy Municipal Airport has an existing master plan (2013) in place, prepared by Coffman Associates. It is scheduled to be updated in Fiscal Year 2021 on the Airport Capital Improvements Plan (ACIP). The term airpark is often used by municipalities to describe the area around an airport that is outside of the fence. Airpark master plans are typically focused on land use/zoning, transportation network, infrastructure facilities and services, and economic development recommendations.

Community Development staff is in the initial stages of preparing the master plan and has been meeting with the City's Municipal Airport Advisory Board to discuss the planning process, area of study and initial drafts of a vision, goals and objectives. This

master plan will be entirely undertaken by City staff and is expected to be complete by Spring 2021.

FISCAL IMPACT:

There is not a fiscal impact related to this item.