

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, July 21, 2021
6:00 p.m.**

I. CALL TO ORDER

Vice-chairperson Brown called the meeting to order at 6:06 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 Allen Crawford (telephonic attendance)
- Ex-Officio Sara Curtis
- Commissioner John Peterson
- Commissioner Steven Paulson

Members Absent:

- Chairperson Schuh

Staff present:

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

Others present:

- Bob Ferguson
- Nelda Ferguson

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. MOTION TO APPROVE THE JUNE 16, 2021 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION.

Vice-chairperson Brown asked for a motion to approve the meeting minutes of the Planning and Zoning Commission. Commissioner Peterson made a motion to approve the June 16, 2021 meeting minutes as presented. Commissioner Paulson seconded the motion. The motion was approved with a vote 4-0.

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

None.

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

A. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON PROPOSED CASE NO. : RZ2021-022. APPLICATION SUBMITTED BY NARDA E. AND BOB JAY FERGUSON TO REZONE TWO (2) PARCELS TOTALING APPROXIMATELY 20.00 ACRES OF LAND FROM RR-20 (RURAL RESIDENTIAL, 20 ACRES PER DWELLING UNIT) TO RR-5 (RURAL RESIDENTIAL, 5 ACRES PER DWELLING UNIT) BASED ON THEIR LOT AREA AND LOT WIDTH DIMENSIONS. SUBJECT PROPERTY IS LOCATED AT 4751 W. HOTTS ROAD, ELOY, ARIZONA, PINAL COUNTY ASSESSOR'S PARCEL NUMBERS: 408-25-019B AND 408-25-019C IN PORTION OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA (PROJECT NAME: FERGUSON REZONING 40825019B/019C)

Vice-chairperson Brown opened up the Public Hearing.

Mr. Vlaming gave a brief introduction of the rezoning application case. The Fergusons would like to expand the acreage to their principal residence property and found out the existing zoning would not allow it. This request would allow both of their properties to be in conformance with the requested zone change from RR-20 (Rural Residential) to RR-5 (Rural Residential).

Mr. Ferguson thanked Jon and Belinda for their help and assistance.

Hearing no other comments, Vice-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. : RZ2021-022 (PROJECT NAME: FERGUSON REZONING 40825019B/019C).

Vice-chairperson Brown asked for a recommendation for approval, approval with conditions, or denial of Case No. : RZ2021-022 to the City Council. Commissioner Peterson made a motion to approve the proposed amendments with Staff recommendations. Commissioner Paulson seconded the motion. The motion passed 4-0.

C. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON PROPOSED CASE NO. : RZ2021-026. A STAFF INITIATED REQUEST TO AMEND THE ELOY ZONING MAP TO REFLECT THE EXISTING DEVELOPED/INTENDED USE OF SIXTEEN (16) INDIVIDUAL CITY OWNED PROPERTIES SO THEY WILL BE IN COMPLIANCE WITH THE ELOY GENERAL PLAN LAND USE MAP.

Vice-Chairperson Brown opened up the Public Hearing.

Mr. Vlaming gave an introduction of the Staff initiated request. An overall map of the area was displayed on the screen that showed the location of each city owned lot being proposed on this rezoning request. Mr. Vlaming explained that it is unknown why these properties did not have the proper zoning designation. He indicated that when it was brought to his attention, it was the right thing to do to better match the existing use with the underlying zoning. So staff submitted this application to rezone each parcel accordingly.

There were four individuals in the audience who attended and wanted to know about the rezoning case because they received a notice of the public hearing. (All real property owners within 300-feet of each of the subject parcels were notified via first class regular mail as part of this rezoning.)

Hearing no other comments, Vice-Chairman Brown closed the Public Hearing.

D. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO. : RZ2021-026. (PROJECT NAME: 16 CITY OWNED PARCELS REZONING).

Vice-chairperson Brown asked for a recommendation for approval, approval with conditions, or denial of Case No. : RZ2021-026 to the City Council. Commissioner Peterson made a motion to approve the proposed amendments with Staff recommendations. Commissioner Paulson seconded the motion. The motion passed 4-0.

VIII. INFORMATIONAL ITEMS:

A. EX-OFFICIO MEMBER ANNOUNCEMENTS

Ex-officio Curtis communicated the following:

- ADOT has notified city staff that there will be some planned safety enhancements along Eleven Mile Corner Road from Storey to SR287 and from Selma to Battaglia and will include rumble strips, warning signs and intersection lighting. The work will take place from Summer 2022 to Fall 2022.
- Building Permit activities have increased for new single-family homes to approximately 128 for the first half of the year, compared with the same number of permits issued between the calendar years of 2019-2020.
- Community Development Department will hold an Open House in the Toltec Community Center & Senior Center for the Shedd Road Median Landscape Project on Tuesday, August 17, 2021 from 5 PM – 7 PM.
- There is a Community Meeting for the Downtown Vision Project “Community Visioning | Eloy Main Street” in the Eloy City Hall-Community Room on Thursday, August 12, 2021 from 6 PM – 7:30 PM.

B. COMMUNITY DEVELOPMENT DIRECTOR ANNOUNCEMENTS

Mr. Vlaming communicated the following:

- There will be a Planning and Zoning Commission meeting in the month of August. No applications from the private sector only a staff initiated application for the 2021 Major General Plan Amendments and it is to add information on Aggregate Resources (sand and gravel).
- There is preliminary interest for a new C-store called Maverik that could locate in the City
- A Planned Area Development Amendment for a previously approved PAD for Selma Ranch is coming later in the fall for Planning and Zoning Commission recommendation.

IX. COMMUNICATIONS:

A. COMMISSIONERS MAY SHARE INFORMATION OR INQUIRE ABOUT CITY RELATED ACTIVITIES.

- None.

X. MOTION TO ADJOURN.

Vice-chairperson Brown asked for a motion to adjourn. Commissioner Peterson made a motion to adjourn and with a second by Commissioner Paulson. The adjournment passed 4-0 and the meeting adjourned at approximately 6:33 p.m.