



CITY OF ELOY

THE CITY OF ELOY
PLANNING & ZONING COMMISSION MEETING
Wednesday, August 18, 2021, 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 July 21, 2021 meeting minutes of the Planning and Zoning Commission**
 - A. Meeting Minutes from the July 21, 2021 Meeting
- VI. Old Business: Possible discussion and/or action on the following:**
- VII. New Business: Possible discussion and/or action on the following:**
 - A. Commission to nominate and elect a Chairperson for the remainder of calendar year 2021
 - B. Council to nominate and elect a Vice Chairperson for the remainder of calendar year 2021
 - C. Staff Presentation on the Major General Plan Amendment submitted for Calendar Year 2021. (The amendment was submitted by City Staff and relates to the provision of aggregates (sand and gravel resources within the Eloy Planning Area-no action will be taken at this time)
- VIII. Informational Item:**
 - A. Ex-Officio Member Announcements
 - B. Community Development Director Announcements
- IX. Communications:**
 - A. Commissioners May Share Information or Inquire About City Related Activities
- X. Motion to Adjourn**

**POSTED BY 5 PM ON THURSDAY, AUGUST 12, 2021 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, reading "Mary Myers", followed by a horizontal line.

Mary Myers, MMC, 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, 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.

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: VII.A.

Date: 8/18/2021

Date submitted:
07/28/2021

Action: Formal

Subject: Commission to nominate and elect a Chairperson for the remainder of calendar year 2021

Date requested:
8/18/2021

TO: Planning and Zoning Commission

FROM: Jon Vlaming

RECOMMENDATION:

Commission to nominate and elect a Chairperson for the remainder of calendar year 2021

DISCUSSION:

The Planning & Zoning Commission typically nominates and selects a chairperson at the first regularly scheduled meeting each calendar year. Due to the reevaluation of the Boards and Commissions by the Council, that occurred previously this year, this item has not been able to be addressed until this time.

FISCAL IMPACT:

There is not a direct fiscal impact associated with this action.

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: VII.B.

Date: 8/18/2021

Date submitted:
07/28/2021

Action: Formal

**Subject: Council to nominate and elect
a Vice Chairperson for the remainder
of calendar year 2021**

Date requested:
8/18/2021

TO: Planning and Zoning Commission

FROM: Jon Vlaming

RECOMMENDATION:

Council to nominate and elect a Vice Chairperson for the remainder of calendar year 2021

DISCUSSION:

The Planning & Zoning Commission typically nominates and selects a chairperson at the first regularly scheduled meeting each calendar year. Due to the reevaluation of the Boards and Commissions by the Council, that occurred previously this year, this item has not been able to be addressed until this time.

FISCAL IMPACT:

There is not a direct fiscal impact associated with this action.

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **VII.C.**

Date: **8/18/2021**

Date submitted:
07/28/2021

Action: Other

Subject: Staff Presentation on the Major General Plan Amendment submitted for Calendar Year 2021. (The amendment was submitted by City Staff and relates to the provision of aggregates (sand and gravel resources within the Eloy Planning Area-no action will be taken at this time)

Date requested:
8/18/2021

TO: Planning and Zoning Commission

FROM: Jon Vlaming

RECOMMENDATION:

There is not a recommendation at this time.

DISCUSSION:

The Eloy General Plan was readopted by the City Council in May 2020. Arizona Revised Statutes (ARS) §9-461.06 allows for major amendments to a City's general plan to occur on an annual basis, with the requirements and schedule determined by the City. The City accepted the only major amendment (submitted by Staff and is focused on the provision of aggregates (sand and gravel) at the end of this past June and initiated the mandatory 60-day public review period at the end of July. At the August meeting, the Planning & Zoning Commission will hear the item and take public comment, but no action will be taken. In early October, a public open house will be held. A public hearing will then be held with the Planning & Zoning Commission in October, and action will be taken. The City Council will review the items in early November (no action) and possibly approve the amendments in late November.

A major amendment, as defined by the Eloy General Plan, is triggered by any one of the following conditions:

1. A change in Residential land use designation that exceeds 320 acres.
2. A land use designation change from residential to non-residential of 40 acres or more.

3. A change in any commercial or employment land use designations (e.g. neighborhood commercial, community commercial, light industrial, general industrial) exceeding 40 acres for commercial and 80 acres for industrial or employment uses.

This major amendment is to bring the document in conformance with State Statute 9-461.05, which identifies that the Land Use Element of the General Plan should include information pertaining to:

1. The sources of aggregates from maps from state agencies
2. Consideration of existing mining operations and suitable geologic resources
3. Policies to preserve currently identified aggregates sufficient for future development
4. Policies to avoid incompatible land uses

FISCAL IMPACT:

There is not a direct fiscal impact associated with this item.

Eloy General Plan 2021 Major Amendment

Land Use Element

3.1.6 Aggregate Resources

Aggregates are variably sized crushed earth materials used in construction, roadways and landscaping. They range from crushed rock to decomposed granite to sand. Aggregates are shaped by both natural and man-made processes to create building and landscape materials. They have many applications: asphalt for roads, gravel that lines driveways, cement for buildings and canals and inert groundcover and rock and boulder applications in the natural environment.

Aggregate mining typically occurs in dry riverbeds and washes where these materials are abundant, but can occur in other locations as well. The materials are mined using earth moving equipment and the mining operations often include other materials that then allow for the manufacture of asphalt or cement.

Access to aggregates is important to any City, especially Cities that have strong growth potential, such as Eloy. If possible, these resources should be protected to assure a supply exists to support future construction and development. The protection of adjacent and proximate residents also should be considered when siting such operations as the sound, light, dust and traffic that can be generated by aggregate mining may be incompatible with the quality of life of nearby residents

State law requires that cities include the topic of aggregate sources in their General Plans including descriptive text and supportive mapping that are available from state agencies. The state agency that is primarily responsible for geologic information is the Arizona Geological Survey (AGS). They provided the following information pertaining to Eloy's aggregate resources:

- The AGS did not have records of active aggregate operations currently being conducted in the Eloy Planning Area.
- The only geologic mapping for Eloy was prepared approximately 30 years ago and was not focused on the identification of aggregate resources.
- Most of the land within the Eloy Planning Area was deposited by the Santa Cruz River.
- There may exist sand and gravel deposits in Eloy, but they have not been documented.

Community Development staff used aerial photographs to identify the locations of existing aggregate operations. These operation areas are shown on the Existing Land Use Map (Map LU-1)

3.1.7 Aggregate Resource Goals

1. Preserve aggregates sufficient for future development once they are identified.
2. Foster aggregate mining opportunities, once they are identified, while protecting the quality of life for existing and proximate residents.
3. These goals shall not be construed to affect any permitted underground storage facility or limit any person's right to obtain a permit for an underground storage facility pursuant to A.R.S. Title 45, Chapter 3.1.

3.1.8 Aggregate Resource Objectives

Eloy General Plan 2021 Major Amendment

1. Encourage buffers to reduce conflicts between aggregate mining and residential land use.
2. When possible, prevent proposed residential development within ½ mile of existing aggregate operations.
3. Encourage aggregate operations to reduce the sound, glare, traffic and dust generated by mining activities.
4. When possible, direct aggregate operations traffic away from residential areas.
5. Encourage the adaptive reuse of closed aggregate extraction operations for active and passive parks, trails and open spaces.