

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, August 18, 2021
6:00 p.m.**

I. CALL TO ORDER

Vice-Chairperson Brown 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:

- Vice-Chairperson Larry Brown
- Commissioner Allen Crawford (telephonic attendance)
- Ex-Officio Sara Curtis
- Commissioner John Peterson
- Commissioner Steven Paulson

Members Absent:

- Conrad Tolson (excused attendance)

Staff present:

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

Others present:

- Daniel Snyder, Council member

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 JULY 21, 2021 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION.

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 July 21, 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. COMMISSION TO NOMINATE AND ELECT A CHAIRPERSON FOR THE REMAINDER OF CALENDAR YEAR 2021.

Commissioner Paulson nominated Mr. Larry Brown to be the Chairperson for the remainder of calendar year 2021. Commissioner Peterson seconded the nomination. There being no additional nominations presented, Mr. Brown accepted the nomination

B. COMMISSION TO NOMINATE AND ELECT A VICE CHAIRPERSON FOR THE REMINDER OF CALENDAR YEAR 2021.

Commissioner Paulson nominated Mr. John Peterson to be the Vice-Chairperson for the remainder of calendar year 2021. Chairperson Brown seconded the nomination. There being no additional nominations presented, Mr. Peterson accepted the nomination.

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 PROVISIONS OF AGGREGATES - SAND AND GRAVEL RESOURCES WITHIN THE ELOY PLANNING AREA-NO ACTION WILL BE TAKEN AT THIS TIME)

Mr. Vlaming provided a PowerPoint presentation to the Commission members and those present on Aggregate Resources.

Aggregate Definition is variably sized crushed earth materials, used in construction, roadways and landscaping. These resources range from crushed rock to decomposed granite to sand, shaped by natural processes in rivers and by crushing via machinery. Aggregate materials have many applications such as: asphalt for roads, gravel that lines driveways, inert groundcover for landscapes and concrete for buildings and canals.

Aggregate mining-Typically occurs in dry riverbeds and washes, but can occur in other locations. Materials are typically mined using earth moving equipment. Operations often include the manufacture of asphalt or concrete.

Arizona Revised Statute 9-461.05 states that each planning agency shall prepare and the governing body of each municipality shall adopt and include in the General Plan Land Use Element: Sources of aggregates from maps from state agencies, consideration of existing mining operations and suitable geologic resources, policies to preserve currently identified aggregates sufficient for future development, and policies to avoid incompatible land uses.

The Arizona Geological Survey is the State agency most responsible for geologic information and provided information on Eloy's aggregate resources. They did not have records of active aggregate operations in the area, and the only geologic mapping for Eloy was completed 30 years ago, and did not identify aggregates. As most of the land in Eloy was deposited by the Santa Cruz River, these are the most probable locations of sand and gravel deposits, but these are not currently documented.

Aggregate Resource Goals

1. Preserve aggregates sufficient for future development once they are identified.
2. Protect aggregate mining opportunities, once they are identified, while protecting the quality of life for nearby 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.

Aggregate Resource Objectives

1. Encourage buffers to reduce conflicts between aggregate mining and residences.
2. When possible, prevent new residential development within ½ mile of aggregate mines.
3. Encourage mines to reduce the sound and dust generated by mining operations.
4. When possible, direct aggregate mine traffic away from residential areas.
5. Encourage the reuse of closed mines for parks, trails and open spaces.

As part of his report to the Commission, Mr. Vlaming also mentioned other surrounding entity General/Comprehensive Plan Major Amendments:

City of Casa Grande – Project Name: *Cactus* (former Sacaton) Mine General Plan Amendment; and

Pinal County – Project Names: : 1) Sonak Solar Project is approximately 1,887 acres, located north of the Silverbell community proposing 275 MegaWatt (MW)/137 MW Battery storage with an operation date of 2024, 2) Arizona City Solar Project is approximately 1,677 acres proposing a 275 MW + Battery Storage, located west of Arizona City (unincorporated Pinal County) operating date 2024; and 3) Eloy Valley Solar Project – is approximately 1,251 acres located south of, and adjacent to, Eloy city limits, proposing 350 MW+Battery Storage with a construction start date of 2023.

VIII. INFORMATIONAL ITEMS:

A. EX-OFFICIO MEMBER ANNOUNCEMENTS

Ex-officio Curtis communicated the following:

- The Eloy Chamber of Commerce has moved into their new office located at 515 N. Main Street. The new Chamber Director is Vice-Mayor Andrew Rodriguez.
- There will be a Special City Council Study Session on Monday, August 16, 2021 related to the possible lease of the Eloy Municipal Landfill.
- Downtown Vision Session – An open house was held on August 12, 2021 and the Consultant team and residents did some brainstorming on visions and directions for the plan.
- Shedd Road Median Landscape – The Open House was held on August 17, 2021 and the architect presented three conceptual plans and received feedback from those in attendance.

B. COMMUNITY DEVELOPMENT DIRECTOR ANNOUNCEMENTS

Mr. Vlaming communicated the following:

- Building Safety Division is been busy issuing with building permits
- Continue to have information meetings with property owners to provide planning and zoning information on Real Estate located in the City.

IX. COMMUNICATIONS:

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

- Vice-Chairperson Peterson asked if City Council has approved the Alternate Position for the Planning and Zoning Commission. Mr. Vlaming responded yes.

X. MOTION TO ADJOURN.

Chairman Brown asked for a motion to adjourn. Vice-Chair Peterson made a motion to adjourn and was seconded by Commissioner Paulson. The adjournment passed 4-0 and the meeting adjourned at approximately 6:27 p.m.