



CITY OF ELOY

THE CITY OF ELOY
PLANNING & ZONING COMMISSION MEETING
Wednesday, October 20, 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 August 18, 2021 meeting minutes of the Planning and Zoning Commission**
 - A. August 18, 2021 Meeting Minutes
- VI. Old Business: Possible discussion and/or action on the following:**
- VII. New Business: Possible discussion and/or action on the following:**
 - A. Conduct a Public Hearing on the request by the City to submit and consider a major amendment of the existing Eloy General Plan by adding Aggregates (sand and gravel resources) sources, and policies to the Land Use Element (Case No.: GPA 2021-015)
 - B. Commission to make a recommendation for approval, approval with conditions, or denial for Case No.: GPA2021-015.
 - C. Economic Development Specialist to provide update on Economic Development Activities
- 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 THURSDAY, OCTOBER 14, 2021 BY 5:00 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 black ink, reading "Mary Myers", with a horizontal line extending to the right from the end of the signature.

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, 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.

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: VII.A.

Date: 10/20/2021

Date submitted:
10/11/2021

Action: Formal

Subject: Conduct a Public Hearing on the request by the City to submit and consider a major amendment of the existing Eloy General Plan by adding Aggregates (sand and gravel resources) sources, and policies to the Land Use Element (Case No.: GPA 2021-015)

TO: Planning and Zoning Commission

FROM: Jon Vlaming

RECOMMENDATION:

Commission to consider the recommendation of approval of the proposed major amendment to the Eloy General Plan by adding Aggregates to the Land Use Element for City Council consideration.

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 heard the item and took public comment (there were no verbal comments submitted), and took no action at that time. On September 27, 2021 the mandatory 60 day review closed and no written comments were submitted to City Staff. On October 6, a public open house will be held at the City Hall Community Room from 5 to 6 pm. There were not any attendees at the open house. A public hearing and action is required by State Statute to hear this item for Planning & Zoning Commission review and consideration at this, October 20, 2021 meeting. If this major amendment is recommended for approval, the City Council will review this item at its November 22, 2021 regularly scheduled meeting.

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.

CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: **VII.B.**

Date: **10/20/2021**

Date submitted:
10/14/2021

Action: Other

Subject: Commission to make a recommendation for approval, approval with conditions, or denial for Case No.: GPA2021-015.

Date requested:
10/20/2021

TO: Planning and Zoning Commission

FROM:

RECOMMENDATION:

DISCUSSION:

FISCAL IMPACT:

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **VII.C.**

Date: **10/20/2021**

Date submitted:
10/12/2021

Action: Other

**Subject: Economic Development
Specialist to provide update on
Economic Development Activities**

Date requested:
10/20/2021

TO: Planning and Zoning Commission

FROM: Jeff Fairman

RECOMMENDATION:

NA

DISCUSSION:

Over the past six months, the Economic Development Division has been very busy on numerous projects associated with the attraction of new businesses to Eloy. Jeff Fairman will provide an update of recent locates, potential locates and other related economic activities under way in the City.

FISCAL IMPACT:

There is no directly related fiscal impact associated with this update.