

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, January 19, 2022
6:00 p.m.**

I. CALL TO ORDER

Chairperson Larry 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:

- Chairperson Larry Brown
- Vice-Chairperson John Peterson
- Commissioner Allen Crawford
- Commissioner Steven Paulson
- Commissioner Conrad Tolson
- Alternate-Commissioner Edward Saucedo
- Ex-Officio Sara Curtis

Members Absent:

- None

Staff present:

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

Others present:

- Jeff Uhrick, B & R Engineering
- Vice-Mayor Dan Snyder (arrived at 6:18 pm)

III. INVOCATION

Chairperson Brown led the Invocation and requested a moment of silence.

IV. PLEDGE OF ALLEGIANCE

Chairperson Brown led the recitation of the Pledge of Allegiance.

V. MOTION TO APPROVE THE DECEMBER 15, 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 Allen made a motion to approve the December 15, 2021 meeting minutes as presented. Commissioner Tolson provided a second to the motion with the stipulations to amend the meeting minutes. The motion was approved with a vote 5-0.

Stipulations to amend the meeting minutes: Page 4 of 7-delete an extra letter “H”, page 5 of 7-delete the word “to” and replace with “rather than”, page 6 of 7-replace the word “occasionally” with “however”.

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 CALENDAR YEAR 2022.

Commissioner Crawford nominated Steve Paulson to serve as the Chairperson for calendar year 2022. Chairperson Brown provided a second to the nomination. The motion was approved with a vote of 5-0.

B. COMMISSION TO NOMINATE AND ELECT A VICE CHAIRPERSON FOR CALENDAR YEAR 2022.

Commissioner Crawford nominated Conrad Tolson to be the Vice-Chairperson for calendar year 2022. Chairperson Brown provided a second to the nomination. The motion was approved with a vote of 5-0.

C. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, APPROVAL WITH CONDITIONS, OR DISAPPROVAL OR OTHER ACTION ON CASE NO.: PP2021-039. PRELIMINARY PLAT FOR ROBSON RANCH UNIT TWENTY “E” (20E) SUBDIVIDING 20.34 ACRES INTO 150 LOTS.

Mr. Vlaming gave a brief introduction of the project and mentioned that everyone on the Commission received a meeting packet for this evening and asked if anyone had any questions for staff or the applicant as there was representation. Vice-Chair Peterson asked if the housing product being proposed on the subject plat were single-family homes or duplexes. Jeff Uhrick with B&R Engineering was present and introduced

himself. He responded that they would be single-family homes. Commissioner Tolson made the following suggestion to be amended: Correct the zoning designation on the staff report from R1-6 to R-3 as per the Eloy Zoning map and correct the spelling of Hohokam Way. Commissioner Tolson commented that under physical impact, RAD is mentioned as the solid waste provider and suggested maybe not say RAD but perhaps say solid waste collection service to leave some flexibility. Mr. Vlaming explained that the City has a contract with RAD that would expire in April of this year and their contract will be in front of the Eloy City Council for consideration. He was told that it is probable that RAD will be contracted as the solid waste collection services provider for the City.

Ex-Officio Sara Curtis asked if the verbiage was in there and the city was to change the service provider, would it affect the plat negatively.

Mr. Vlaming explained it would not affect the validity of the plat going forward.

Chairperson Brown asked for a motion. Commissioner Crawford made a motion to recommend approval of the Preliminary Plat for Robson Ranch Unit Twenty "E" (20E) with the stipulations on the staff report and the amendments suggested to be made on the staff report to the Eloy City Council. Commissioner Tolson provided a second to the motion. The motion was approved with a vote of 5-0.

VIII. INFORMATIONAL ITEMS:

A. EX-OFFICIO MEMBER ANNOUNCEMENTS

Ex-officio Curtis communicated the following:

- Two landscape projects (proposed for the Shedd Road median and the southern right of way of Frontier Street) were to be rebid separately in the coming weeks. She noted that Mr. Vlaming indicated the City hoped to get valid bids by separating the project when these go out for a bid. She added they hope the projects can get under way soon so they can be completed before summer.
- City Landfill Update: City Council put the lease negotiation on a permanent hold because several of the council members were not comfortable with how much trash would be coming in and how the trash pile would expand. She indicated there were numerous other issues surrounding this decision and that the Council received a lot of feedback from the community. She noted that many people were against it for a variety of reasons. The Council wants to listen to public opinion, but having said that, they know that something needs to be done with the landfill. She indicated that they will be having a work session where they will be reviewing a report from staff that will provide more details of the finances. They will also start to brain storm other solutions. She concluded by stating that nothing will be decided at that meeting, it is just for the public's information, but the lease negotiations are definitely off the table for now.

B. COMMUNITY DEVELOPMENT DIRECTOR ANNOUNCEMENTS

Mr. Vlaming communicated the following:

- The 2022 Major General Plan Amendment (GPA)-All major GPAs are due by late June as they have to be reviewed and considered within the calendar year that they are proposed. The calendar is online and everyone can see it. He noted that the City will be looking at one major general plan amendment in particular and may have others considering the kind of interest staff has been receiving in the past couple of months. One that staff will be reviewing is for a portion of the eastern part of the Eloy planning area, specifically south of the Santa Rosa Canal that runs over by Houser Road and to the east of the planning area that terminates at the CAP Canal. This area will also extend down to Pretzer Road and the consultant and staff will take a hard look at that area. There is a significant amount of private and State land owners within this area of study and noted that as they proceed, staff will be bringing briefings to the Commission to evaluate concepts and review the draft document.
- Commissioner Peterson's last meeting serving as a Planning and Zoning Commissioner-Everyone thanked John Peterson for serving the City of Eloy since January 2009. This would be his last meeting as he has decided not to put his application in for another term to be potentially be re-appointed. Everyone present thanked him for his service.

IX. COMMUNICATIONS:

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

- None.

X. MOTION TO ADJOURN.

Chairperson Brown asked for a motion to adjourn. Commissioner Crawford made a motion to adjourn and was provided a second by Commissioner Tolson. The adjournment motion passed 5-0 and the meeting adjourned at approximately 6:25 p.m.