

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

I. CALL TO ORDER

Chairperson Steven Paulson called the meeting to order at 6:02 p.m.

II. ROLL CALL

*One or more members of the Planning and Zoning Commission may attend by telephonic means.

Members present:

- Chairperson Steven Paulson
- Commissioner Allen Crawford*
(attended via telephone at 6:06 pm)
- Commissioner Larry Brown
- Commissioner Edward Saucedo
- Ex-Officio Sara Curtis

Members Absent:

- Vice-Chair Conrad Tolson (Excused)

Staff present:

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

Others present:

- Nate Bailey, Eloy Fire Department
- Kelsie Miller, Tropic Networks/Applicant
- Tyler Francis, Francis Roses/Applicant
- Nick Johnson, Francis Roses Project Manager
- Karla Richards, Tower Engineering Professionals, Inc./Applicant
- Marlo Schuh

III. INVOCATION

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

IV. PLEDGE OF ALLEGIANCE

Chairperson Paulson led the recitation of the Pledge of Allegiance.

V. MOTION TO APPROVE THE JANUARY 19, 2022 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION.

Chairperson Paulson asked for a motion to approve the meeting minutes of the Planning and Zoning Commission. Commissioner Brown made a motion to approve the January 19, 2022 meeting minutes as presented. Chairperson Paulson seconded the motion as presented. The motion was approved with a vote 3-0.

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.: CUP2022-008: APPLICATION BY TOWER ENGINEERING PROFESSIONALS, C/O CAROL KINCHELOE REPRESENTING DISH WIRELESS TO REQUEST A CONDITIONAL USE PERMIT TO COLLOCATE TELECOMMUNICATIONS EQUIPMENT ON AN EXISTING 90-FOOT HIGH LIGHT POLE LOCATED AT THE EXISTING GEORGE WASHINGTON CARVER SCHOOL (304 W. ALSDORF ROAD, ELOY, ARIZONA 85131) (OWNED BY PINAL COUNTY SCHOOL DISTRICT 11 ELOY, C/O RUBY JAMES, SUPERINTENDENT), ON PINAL COUNTY ASSESSOR'S PARCEL NUMBER 405-06-072 IN A PORTION OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA (PROJECT NAME: DISH NETWORK SITE NUMBER PHPHX00247B).

Chairperson Paulson opened the Public Hearing.

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 present. He indicated that staff is recommending 14 stipulations.

Ms. Karla Richards with Tower Engineering Professionals, Inc. was present and stated she had read the staff report and the 14 stipulations.

Being no further comments, Chairperson Paulson closed the Public Hearing.

B. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, APPROVAL WITH CONDITIONS, DISAPPROVAL, OR OTHER ACTION ON CASE NO.: CUP2022-008 (PROJECT NAME: DISH NETWORK SITE NUMBER PHPHX00247B).

Chairperson Paulson asked for a motion. Commissioner Brown made a motion to recommend approval of the Conditional Use Permit for Dish Network with the fourteen (14) stipulations to the Eloy City Council. Commissioner Crawford seconded the motion. The motion passed with a vote of 4-0.

C. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: CUP2022-017: APPLICATION BY TREPID NETWORKS, C/O KELSIE MILLER, TO REQUEST A CONDITIONAL USE PERMIT TO COLLOCATE TELECOMMUNICATIONS EQUIPMENT TO BE AFFIXED AT A HEIGHT OF APPROXIMATELY 125' ON AN EXISTING 139' HIGH MONOPOLE ANTENNA LOCATED AT THE TOLTEC ELEMENTARY SCHOOL (3315 NORTH TOLTEC ROAD, ELOY, AZ 85131). THE EXISTING MONOPOLE IS LOCATED TO THE WEST OF THE SCHOOL BUILDINGS AND IN THE CENTER PORTION OF THE PARCEL ON PINAL COUNTY ASSESSOR'S PARCEL NUMBER: 403-07-1610 IN A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA. (PROJECT NAME: TREPIC NETWORKS).

Chairperson Paulson opened the Public Hearing.

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 present.

Ms. Kelsie Miller with Trepic Networks was present and stated she had read the staff report and the 14 stipulations.

Being no further comments, Chairperson Paulson closed the Public Hearing.

D. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, APPROVAL WITH CONDITIONS, DISAPPROVAL OR OTHER ACTION ON CASE NO.: CUP2022-017 (PROJECT NAME: TREPIC NETWORKS).

Chairperson Paulson asked for a motion. Commissioner Brown made a motion to recommend approval of the Conditional Use Permit for Trepic Networks with the fourteen (14) stipulations to the Eloy City Council. Commissioner Crawford seconded the motion. The motion passed with a vote of 4-0.

E. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON PROPOSED CASE NO.: CUP2022-018: APPLICATION BY FRANCIS ROSES FOR A CONDITIONAL USE PERMIT TO INSTALL SEVEN (7) MANUFACTURED HOMES (MODEL YEAR 2022) FOR EMPLOYEE HOUSING AT 4550 E. MILLIGAN ROAD, ELOY, ARIZONA 85131 TO SUPPORT ROSE BREEDING, PROPAGATION AND SHIPPING OPERATIONS WITHIN AN APPROXIMATE 10.00 ACRE INTERNAL TRACT, ON A PORTION OF ASSESSOR'S PARCEL NUMBER 411-01-004A, WITH THE TRACT MORE SPECIFICALLY DESCRIBED AS THE W ½ OF THE W ½ OF THE SW ¼ OF THE SE ¼ OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA (PROJECT NAME: RED ROSE).

Chairperson Paulson opened the Public Hearing.

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 present.

Mr. Tyler Francis with Francis Roses introduced himself and narrated his power point presentation.

Commissioner Brown asked about the Fire District boundaries and if this project was within it. Mr. Francis responded yes.

Commissioner Saucedo asked how the housing correlates with the worker's wages. Mr. Francis responded that H2A is federally mandated wages. An average worker would make approximately fifteen dollars an hour and are subject to Adverse Wage Effect Rate (AWER) that is dictated by the U.S. Department of Labor and the United States Department of Agriculture (USDA).

Commissioner Allen asked if carports would be required. Mr. Francis explained that the company provided transportation. Chairperson Paulson added that H2A workers cannot drive.

Mr. Bailey commented that he has been to the site many times and noted that Mr. Francis has completed what has so far been required to build the two metal buildings on-site. Mr. Francis has constructed the Fire Apparatus access bridge across the CAIDD canal to accommodate the 75,000 lbs. emergency vehicles. The 2018 International Fire Code required some additional infrastructure such as site access and emergency access roadways on the property as required by such codes. He mentioned that their response time to their property could be extended should the McClellan Wash be flowing creating a delayed response to the business due to the access issue. Mr. Francis is working with Division Chief Bailey on the on-site water

concerns per the NFPA 1142 Rural Water supply and other required fire codes for the placement of the seven manufactured homes on-site for employee housing.

Being no further comments, Chairperson Paulson closed the Public Hearing.

F. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, APPROVAL WITH CONDITIONS, DISAPPROVAL OR OTHER ACTION ON CASE NO.: CUP2022-018 (PROJECT NAME: RED ROSE).

Chairperson Paulson asked for a motion. Commissioner Brown made a motion to recommend approval of the Conditional Use Permit for Red Rose with the thirteen (13) stipulations to the Eloy City Council. Commissioner Crawford seconded the motion. The motion passed with a vote of 4-0.

VIII. INFORMATIONAL ITEMS:

A. EX-OFFICIO MEMBER ANNOUNCEMENTS

Ex-officio Curtis communicated the following:

- The two landscape projects initiated by the City of Eloy are on old as the bids exceeded the cost. The plan is to separate the landscape projects and work with one at a time.
- City Council is working on the city's budget and the process is going well and is available on line.

B. COMMUNITY DEVELOPMENT DIRECTOR ANNOUNCEMENTS

Mr. Vlaming communicated the following:

- Santa Cruz Valley Union High School Graduation is on May 19, 2022 (same night as this Planning and Zoning Commission meeting)
- The 2022 Major General Plan Amendments are due by June 30, 2022 and City staff has an application coming forward.

IX. COMMUNICATIONS:

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

- None.

X. MOTION TO ADJOURN.

Chairperson Paulson asked for a motion to adjourn. Commissioner Crawford made a motion to adjourn and was seconded by Commissioner Brown. The adjournment passed with a vote of 4-0 and the meeting adjourned at approximately 6:41 p.m.