

**MEETING MINUTES OF  
THE CITY OF ELOY  
PLANNING AND ZONING COMMISSION  
Regular Meeting  
Wednesday, August 17, 2022  
6:00 p.m.**

**I. CALL TO ORDER**

Chairperson Steven Paulson called the meeting to order at 6:01p.m.

**II. ROLL CALL**

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

**Members present:**

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

**Members Absent:**

None.

**Staff present:**

- Jon Vlaming, Community Development Director
- Belinda Cota, Planner
- Jeff Fairman, Economic Development Manager
- Matt Rencher, Public Work Director/City Engineer

**Others present:**

- Dawn Fortuna, Bowman Principal Planner
- Christina Dong
- Daniel Snyder, Vice-Mayor

**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. PUBLIC APPEARANCES**

Vice-Mayor Snyder asked that vote-roll-call be taken when the Commission members vote on an agenda item.

**VI. MOTION TO APPROVE THE MAY 18, 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 May 18, 2022 meeting minutes as presented. Commissioner Saucedo seconded the motion as presented. The motion was approved with a vote 5-0.

**VII. OLD BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING:**

None.

**VIII. NEW BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING:**

**A. STAFF PRESENTATION AND COMMISSION DISCUSSION OF THE TWO MAJOR GENERAL PLAN AMENDMENTS SUBMITTED FOR CALENDAR YEAR 2022. (NO ACTION WILL BE TAKEN BY THE COMMISSION AT THIS TIME).**

Chairperson Paulson opened the item for discussion.

Mr. Vlaming gave a PowerPoint presentation. He commented that there were only two applications submitted for the 2022 Major General Plan Amendment review and approval schedule. Both application cases are under the mandatory 60-Day review process as required by the Arizona Revised Statutes and they have been out since the 29<sup>th</sup> of July. Staff expects any comments to be submitted by September 27<sup>th</sup>. If comments are received, Staff will present them to the Commission. To start off, this application is for Case No.: GPA2022-025, "Arica & Sunshine" also known as the Barnes property. It has been under agricultural production for a number of years and it is approximately one square mile in size. The applicant has proposed a master planned residential community containing approximately 662.78 acres of undeveloped agricultural land, generally located at the southwest corner of Arica Road and Sunshine Boulevard, to change the existing land use designation from Estate Density Residential to a combination of approximately 611.97 acres of Medium Density Residential, 27.99 acres of Mixed Use, 12 acres of Public/Institutional for an elementary school site, and 10.82 acres of Parks/Open Space.

The second application is for Case No.: GPA2022-029, "Picacho Heights" a Staff initiated case to review, update and slightly expand the City's current planning area boundary (to the east) within the area bounded by the Santa Rosa Canal on the north,

Pretzer Road on the south, the Central Arizona Project Canal on the east and Vail Road/Picacho Highway on the west. This request is primarily based on the approved location of, and intent to leverage the access and visibility afforded by, the proposed North/South Corridor including its link with the proposed Interstate 11 Corridor, as well as connecting with SR-87 south of Interstate 10.

The next upcoming meetings regarding the 2022 Major General Plan Amendment Process are:

- Wednesday, September 21<sup>st</sup>, Planning and Zoning Commission meeting (no action);
- Tuesday, September 27<sup>th</sup>, 60-Day Public Review Process Ends;
- Wednesday, October 5<sup>th</sup>, City Sponsored Open House
- Wednesday, October 19<sup>th</sup>, Planning and Zoning Commission Public Hearing and action;
- Monday, November 14<sup>th</sup>, City Council Public Hearing-No action
- Monday, November 28<sup>th</sup>, City Council Public Hearing and action.

Mr. Vlaming commented that typically they have not had any attendance at the open house for the Major General Plan Amendment cases.

Commissioner Brown asked if Ex-officio Curtis or Staff would report back with the City Council decision on these Major General Plan amendments.

Hearing no other comments, Chairperson Paulson closed the agenda item and moved to the next.

**B. COMMISSION DISCUSSION AND POTENTIAL APPROVAL, APPROVAL WITH STIPULATIONS OR DENIAL OF PRELIMINARY PLAT, CASE NO.: PP2022-009 SUBMITTED BY ELOY 106, LLC, C/O STEVE HOLGATE ON BEHALF OF SKYLINE ONE AZ HOLDING LLP, ETAL. THE SUBJECT PROPERTY IS LOCATED SOUTH OF THE SOUTHEAST CORNER OF ELEVEN MILE CORNER ROAD AND THE SANTA ROSA CANAL WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 8 EAST OF THE GILA AND SALTT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA. THE PROPOSED SUBDIVISION CONTAINS A TOTAL OF 365 SINGLE FAMILY RESIDENTIAL LOTS, LOCATED WITHIN A GROSS AREA OF 106.65 ACRES.**

Chairperson Paulson opened the Agenda for discussion and potential approval, approval with stipulations or denial.

Mr. Vlaming gave a brief introduction of the proposed Preliminary Plat for Vista De Picacho, Case No.: PP2022-009 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 for this item present at this meeting.

Ms. Dawn Fortuna gave a PowerPoint presentation for the proposed Preliminary Plat for Vista De Picacho proposing 365 single family detached residential lots within an R1-6 Single Family Residential Zoning District. This request proposes minimum lot sizes of 6,000 square feet, 60 foot minimum lot width. Typical lot sizes are 60 feet by 100 feet.

Ex-Officio Curtis asked if the applicant could describe the amenities of the proposed project. Ms. Fortuna replied there would be tot lots, Ramada's, and playground equipment.

Vice-Chairperson Tolson asked if the applicant has considered minimizing the application of turf within the designated Open Space areas. Mrs. Fortuna responded there would be decomposed granite (DG).

Ex-Officio Curtis asked if the proposed trail would be open or would there be a block wall. Mrs. Fortuna responded it would be open as it is part of the Open Trail system along the Santa Rosa Canal.

Ex-Officio Curtis asked what would be the square footage of a house. It was explained that 40% of lot coverage was being proposed under the R1-6 Zoning District, for example: within a 6,000 square foot lot that the maximum buildable area allowed is 2,400 square feet (*proposed development standards: Front setback: 20-feet, Rear setback: 20-feet, Side setback: 5-feet/15-feet aggregate, Corner Lot: 20-feet, Lot coverage: 40%, Building Height: 30-feet maximum*)

Mr. Vlaming indicated that Staff recommends approval with twenty-five (25) stipulations with the amended stipulation #4 to read as follows:

*Eleven Mile Corner Road appears to be an existing roadway easement, not dedicated right-of-way. If confirmed as an easement, then Property Owner/Developer shall use its best efforts to work with the adjacent parcel owner to the south to get the right-of-way dedicated to the City of Eloy prior to, or at the time of, Final Plat approval by the City Council.*

1. The Property Owner/Developer shall submit Civil Construction Improvement Plans concurrent with the submittal of the Final Plat to the City of Eloy Community Development Department including but not limited to off-site Paving, Sewer, Drainage, Street Lighting, and Signing & Striping Plans and Subdivision Improvement Plans (G&D, Paving, Landscape, Water & Sewer, Street Lighting) and Final Drainage, Water, & Sewer Reports.
2. Eleven Mile Corner Road is classified as a Major Arterial roadway utilizing a 130' ROW. The Property Owner/Developer shall dedicate half street right-of-way (65') along the parcel frontage including right-of-way for the right and left turn lanes into the subdivision.
3. Eleven Mile Corner Road shall be built to the Major Arterial roadway standard. The Property Owner/Developer shall install the full half street

improvements including the removal and reconstruction of the existing roadway, any additional pavement necessary for the right and left turn lanes and tapers between the existing roadway and the new roadway improvements, a 6' wide sidewalk, pavement (5" asphalt over 12" ABC over 12" of subbase compacted to 95%), and curb inlets to accommodate the storm water run-off.

4. Eleven Mile Corner Road appears to be an existing roadway easement, not dedicated right-of-way. If confirmed as an easement, then Property Owner/Developer shall use its best efforts to work with the adjacent parcel owner to the south to get the right-of-way dedicated to the City of Eloy prior to, or at the time of, Final Plat approval by the City Council.
5. The proposed 8' PUE along the east side of Eleven Mile Corner Road shall be separated from the curb and placed to the east against the drainage channel.
6. The 36" sewer main from the WWTP to the manhole on Eleven Mile Corner Road must be designed and installed prior to, or concurrently with, the approval of the Final Plat by the City Council. A 30' wide sewer easement will be dedicated to the City prior to, or concurrent with, the approval of the Final Plat by the City Council.
7. A secondary fire and emergency all-weather access roadway (approximately 3,000 lineal feet) shall be installed from Dutchman Drive to Battaglia Rd (26' wide, 8" ABC over 8" subgrade compacted to 95%). A Fire and Emergency easement will be dedicated to the City prior to, or concurrent with, the approval of the Final Plat by the City Council.
8. Arbor Avenue (east of Garnet Street) and Dutchman Drive shall be built as a Collector roadway cross-section (60' right-of-way (30' each side)) and shall be dedicated to the City of Eloy prior to, or concurrent with, the approval of the Final Plat by the City Council. The right-of-way on the south side of the Dutchman Drive centerline shall be dedicated prior to, or concurrent with, the approval of the Final Plat, by the adjacent parcel owner to the south.
9. Arbor Avenue (east of Garnet Street) and Dutchman Drive (west of Agate Way) pavement width shall be 44' including a 6" raised or at-grade painted median.
10. Dutchman Drive (east of Agate Way) shall be constructed to accommodate two-way traffic or shall be constructed as an all-weather access roadway (26' wide, 8" ABC over 8" subgrade compacted to 95%) and an in-lieu payment shall be made to the City of Eloy for the remaining improvements prior to the issuance of a building permit.
11. Both Bower Street and Dutchman Drive roadways shall be extended to the east property line, including the installation of storm drain culverts and curb openings/inlets for drainage.
12. Prior to, or concurrent with, the approval of the Final Plat by City Council, a 20' wide water easement shall be dedicated to the City allowing for the looped potable water tie-in from the southeast property corner to Battaglia Road.
13. The Property Owner/Developer shall construct roadway improvements on Jasper Street to accommodate two-way traffic, provide an in-lieu payment for the improvements, or work with the adjacent parcel owner to the south on an agreement to exchange this half street construction with the half street on Dutchman Drive.

14. Street lighting is required along the east side of Eleven Mile Corner Rd (foundation mounted, 4' back of curb or 1' behind sidewalk) and within the subdivision (direct bury, 1' behind sidewalk or in the median).
15. The existing overhead lines along the perimeter and within the subdivision (69KV and under) shall be placed underground by the Property Owner/Developer.
16. The Geotech Report shall be amended (prior to Final Plat submittal), to provide recommendations on the Eleven Mile Corner Road pavement structure and any recommendations for Cement or Lime treated subgrade.
17. The Sight Visibility Easement shall be 33' x 33', typical for all vehicular access on Eleven Mile Corner Road. The Sight Visibility Easement shall be 21' x 21', typical for all other intersecting roadways.
18. The potable water line tie-in on Eleven Mile Corner Road shall be moved to Arbor Avenue and an isolation valve shall be designed and constructed on the main potable water line.
19. The Property Owner/Developer shall obtain an encroachment permit through WAPA for the sewer construction and roadway crossing of their electrical easement on the east side of Eleven Mile Corner Road.
20. The Property Owner/Developer is responsible for providing, at their sole cost and expense, all public infrastructure necessary to serve the project, including potable water and wastewater services.
21. The Property Owner/Developer shall notify the City of Eloy's Public Works Department of the location of any registered and unregistered wells on the property and the Property Owner/Developer and the City's Public Works Department shall meet and confer to determine if the wells are beneficial or whether they shall be abandoned. Wells shall be abandoned by the Property Owner/Developer if the City's Public Works Department determines that they present a health and safety hazard or are contributing to groundwater contamination and are not able to be rehabilitated, modified, or re-drilled to prevent the health and safety hazard or groundwater contamination.
22. The Property Owner/Developer shall allocate any and all surface water rights to the City of Eloy prior to the issuance of any building permits by the City of Eloy.
23. The Property Owner/Developer shall abandon any wells pursuant to, and in compliance with, State law. Such abandonment(s) shall be completed prior to the issuance of any building permits by the City of Eloy.
24. To the extent allowed by law, all Type-I Non-irrigation and Irrigation Grandfathered Rights associated with the property shall be properly extinguished and the resulting extinguishment credits conveyed to the City of Eloy or pledged to the City of Eloy account at the Arizona Department of Water Resources prior to the issuance of any building permits by the City of Eloy.
25. The Property Owner/Developer shall incorporate the conceptual Site Plan redline comments prepared by City Staff (dated August 3, 2022) into the Civil Construction Improvement Plans prepared and submitted in conjunction with the Final Plat. The conceptual improvement plans submitted with the Site Plan approval were reviewed by Staff to a conceptual plan level of detail

only. Construction level comments will be forthcoming at the time of Civil Construction Improvement Plans submittal.

Being no further comments, Chairperson Paulson asked for a recommendation. Commissioner Brown made a motion to approve the Preliminary Plat, Case No.: PP2022-009 request with all 25 stipulations with the amendment to stipulation #4. Vice-Chairperson Conrad seconded the motion. The motion passed with a vote 5-0.

## **IX. INFORMATIONAL ITEMS:**

### **A. EX-OFFICIO MEMBER ANNOUNCEMENTS**

Ex-officio Curtis communicated the following:

- Eloy residents had a power outage during a monsoon storm during the month of July. Eloy Police Department and Staff are heading the Emergency Operations Center (EOC) Team Project to make a plan for the future.
- There have been a couple of issues with some hotels in the Toltec area, one being Sky Rider Hotel being used as a halfway house.

### **B. COMMUNITY DEVELOPMENT DIRECTOR ANNOUNCEMENTS**

Mr. Vlaming communicated the following:

- The new Circle K is scheduled to have its soft opening on 8/19/2022.
- Gold Bond/ National Gypsum is under construction.
- Jeff Fairman, Economic Development Director has been receiving a lot of inquiries on residential and nonresidential projects.

## **X. COMMUNICATIONS:**

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

- None.

## **XI. MOTION TO ADJOURN.**

Chairperson Paulson asked for a motion to adjourn. Vice-chairperson Tolson made a motion to adjourn and was seconded by Commissioner Brown. The adjournment passed with a vote of 5-0 and the meeting adjourned at approximately 7:00 p.m.