

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

I. CALL TO ORDER

Chairperson Paulson 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 Steven Paulson
- Vice-Chairperson Conrad Tolson
- Commissioner Larry Brown
- Commissioner Edward Saucedo
- Alternate Commissioner Kathryn Meyers

Members Absent:

- Ex-Officio Sara Curtis (Excused Absence)
- Commissioner Allen Crawford (Excused Absence)

Staff present:

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

Others present:

- Matt Klyszeiko, Michael Baker International
- Julie Vermillion, CVL Consultants

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

None.

VI. MOTION TO APPROVE THE SEPTEMBER 21, 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. Vice-Chairperson Tolson made a motion to approve the September 21, 2022 meeting minutes as presented. Commissioner Brown seconded the motion as presented. The motion was approved with a vote 5-0.

Mr. Vlaming introduced Kathryn Meyers as an Alternate Commissioner. He noted that her selection was affirmed by the Eloy City Council at the last City Council Meeting so she will be the designated Alternate in the case when a Commission member is absent, just like Commissioner Allen Crawford is out tonight. So she will be step in that capacity as a voting member this evening. Mr. Vlaming welcomed her aboard and asked if she could introduce herself to the group. Alternate Commissioner Meyers thanked the Commission for having her, and said they could call her “Kathy”. Ms. Meyers commented she moved to Eloy about a year ago and is a Robson Ranch resident and added she has lived in Arizona five years. She moved here from the Portland-Vancouver area and worked primarily in the public sector most of her career, has a good view of the public sector at the management level and added she is excited to participate with the Planning and Zoning Commission. She said she hopes that she can bring something of value to the City of Eloy with her views and ideas. Mr. Vlaming thanked her and noted he appreciated her for serving.

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

A. STAFF PRESENTATION AND COMMISSION DISCUSSION OF CASE NO. GPA2022-029, PICACHO HEIGHTS GENERAL PLAN AMENDMENT SUBMITTED BY THE CITY OF ELOY FOR THAT PORTION OF THE CITY'S PLANNING AREA LOCATED EAST OF VAIL ROAD, WEST OF THE CENTRAL ARIZONA PROJECT CANAL, SOUTH OF THE SANTA ROSA CANAL, AND NORTH OF PRETZER ROAD CONSISTING OF APPROXIMATELY 36,000 ACRES WITHIN THE FOLLOWING TOWNSHIPS/RANGES: T.7S., R.9E.; T.7S., R.8E.; T.8S., R.9 E., T.8S., R.8E.; T.9S., R.8E., T.9S., R.9E. OF THE GILA & SALT RIVER BASE AND MERIDIAN.

Mr. Vlaming stated that working through these major amendments, the Picacho Heights is an area identified by City Council for future growth. The process schedule that was conducted for the applications were prepared and reviewed during the summer. Applications were transmitted out for the 60-Day Review and no formal comments were received. Staff held several briefings before the Planning and Zoning Commission and no comments were received. Staff held a public meeting in early October, but nobody attended that event either. He continued that here we are at the Planning and Zoning Commission tonight to review and make a recommendation to the Eloy City Council for these two cases. He said that the City Council will review these two applications on November 14, 2022 and no action would take place and on November 28, 2022 City

Council will take an action and hopefully, provide their approval such that these major amendments will be considered complete for calendar year 2022.

Mr. Vlaming started with the Picacho Heights Project, Case No.: GPA2022-029. He identified that it is a very large area with 36,000 acres overall and is generally located east of Vail Road and commented Staff had a PowerPoint presentation and introduced **Matt** Klyszeiko with Michel Baker International who has worked very closely with his team and City Staff to provide additional capacity to prepare this major amendment to the General Plan. Mr. Vlaming continued that the Baker Team has been very instrumental on getting this project over the goal line. He added they have a short PowerPoint that they would present it, so if the Commission had any questions, to please ask.

Mr. Klyszeiko thanked Mr. Vlaming and the fellow Commissioners and commented it was great to be here and talk about all the work they have put into the general plan amendment. He then proceeded to review a series of slides that they prepared for tonight's meeting.

He presented the Overview of a General Plan in Arizona

- Arizona Revised Statutes (ARS) requires all cities, towns and counties to prepare and adopt a general or comprehensive plan.
- ARS allows amendments-classified as minor or major-as defined by the community.
- Amendments keep the Plan current and a valuable tool to manage future growth and infrastructure investments.
- General plan is an aspirational guide-it's not regulatory like zoning.

He described the City of Eloy Major Amendment Criteria:

A major amendment to the general plan is required where any one (1) or more of the following occurs:

1. A change from one **residential** land use designation to another residential designation that exceeds 320 acres.
2. A land use designation change **from residential to non-residential** of 40 acres or more.
3. A change involving an **industrial** land use designation exceeding 80 acres.
4. A change involving a **commercial or mixed Use** designation exceeding 40 acres.
5. A change involving a **Parks/Open Space or Public/Institutional** designation exceeding 20 acres.
6. Any proposed realignment, deletion or change in the **functional roadway classification** of a major or minor arterial or planned freeway.
7. Proposed **text changes** that conflict with, or alter the goals and policies of the General Plan.

Changes to the General Plan must also **meet the following guidelines** for approval:

1. That the City has **not provided adequate land uses** designated that would allow the proposed use to be sited as proposed.
2. That the **amendment** constitutes an **overall improvement** to the General Plan and will benefit the City in general.
3. The amendment will not adversely impact any portion of the community, by:

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- Creating **incompatible** land use patterns;
 - Requiring additional and more **expensive infrastructure** improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses unless mitigated by the applicant and demonstrated to benefit the City;
 - Adversely impacting existing or planned land uses through an unreasonable **increase in traffic** generated by the proposed use unless mitigated by the applicant, or
 - Adversely affecting the livability of an area or the **health and safety** of existing residents.
4. That the **amendment is consistent** with the General Plan’s overall intent and other adopted plans, codes, and ordinances.

It shall be the responsibility of the party requesting the major amendment to prove that the change constitutes an improvement to the General Plan and satisfies all amendment guidelines presented above.

He reviewed the Picacho Heights Purpose

- Prepare a balanced land use plan that leverages natural and man-made conditions and fosters sustainability
- Include a multi-modal transportation framework to balance mobility, accessibility and mode choice
- Leverage locational attributes, public facilities and services and infrastructure investments to enhance and diversify the City’s economy
- Understand the environmental conditions of the study area and their impact on the provision of land uses, transportation corridors and a sustainable job base.

He summarized the Picacho Heights Key Factors

- Expansion of the City’s Planning Area
- Future North/South Corridor
- Important Regional Roadway Connections
- Supportive Arterial and Collector Roadway Network
- Transit Ready Community
- Well Planned Future Land Use
- Significant Land Ownership
- Solution for Regional Drainage
- Address Military Compatibility
- Update the Growth Areas Element
- Update the Economic Prosperity Element

He described the Picacho Heights Amendment Area and Land Ownership

Picacho Heights Study Area	Acres
Within City of Eloy	3,006
Within Unincorporated Pinal County	33,697

Total Picacho Heights Major General Plan Amendment Study Area	36,703
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Land Ownership	Unincorporated Pinal County Acres	City of Eloy Acres
Private	4,687	3,006
State Trust	26,695	--
Military	336	--
City or County Parks	47	--
Bureau of Reclamation	1,023	--
State Parks	910	--
Subtotal	33,697	3,006
Total	36,703	

In his next slide, he reviewed the Existing General Plan Land Use with the organization of acreage by land use type: Community Commercial: 654 acres, Estate Density Residential: 13,097 acres, High Density Residential: 0 acres, Light Industrial: 2,793 acres, Low Density Residential: 8,389 acres, Medium Density Residential: 3,614 acres, Medium-High Density Residential: 1,316, Mixed-Use: 297 acres, Parks/Open Space: 905 acres, Freeway ROW (Not a Land Use): 295 acres, Undesignated (Municipal Planning Area Expansion): 5,343 acres with a Grand Total of 36,703 acres.

In his next slide, he reviewed the Existing Zoning with the organization of zoning districts as follows: C-2, Community Commercial: 146 acres, R1-43, Estate Density Residential (1du/acre): 1,758 acres, R1-6, Single Family Residential (1 du/6,000 square feet): 605 acres, R-2, Small Lot Residential (6-10 du/acre): 187 acres and R-3, Multiple Family Residential (10-24 du/acre): 310 acres for a *Grand Total of 3,006 acres*. Existing Zoning within Pinal County is: CB-1, Local Business: 17 acres, CB-2, General Business: 28 acres, CI-2, Industrial: 45 acres, CR-2, Single Residence: <1 acres, CR-3, Single Residence: <1 acre, CR-4, Multiple Residence <1 acre, CR-5, Multiple Residence <1 acre, GR, General Rural (1.25 du/acre): 33,326 acres, MH, Manufactured Home <1 acre, RVP, RV Recreational Vehicle Park: 114 acres, SH, Suburban Homes (1 du/18,000 sq. ft.): 160 acres, for a *Grand Total of 33,697 acres*.

In his next slide, there was a discussion about the location of the North/South Corridor and Interstate 11 with in Eloy's Planning Area.

In his next slide: Parks, Trails, & Open Space

- Picacho Mountains Regional Park

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- Picacho Peak State Park
- McClellan Wash Corridor; and
- Trail Connectivity

In his next slide: McClellan Wash Water Study

- Prepared by Pinal County Flood Control District
- Study has not been implemented
- Drainage occurs from southeast to northwest

In his next slide: Utilities

- Provision of potable water service; no existing municipal service in the amendment area, provisions of sewer service; no existing collection and treatment service in the amendment area and extensive network of overhead electrical infrastructure.

In his next slide: Key Considerations form Existing Conditions

- Land Use: Coordinate with the Arizona State Land Department and future development interests on North/South Freeway placement to maximize job growth and master planned community growth.
- Land Use: Generally locate employment uses in the western portion of the study area and residential/open space/resort in the eastern portion.
- Land Use: Strategically annex additional land to ensure development aligns with vision.
- Land Use: Ensure compatibility between Pinal County Land Use and Eloy Land Use and Circulation Maps.
- Land Use: Ensure housing densities are viable to support retail and entertainment amenities for the area, with decreased density nearing open space.
- Circulation: Acquire designated principal and major and minor arterial rights-of-way necessary to construct roadways through dedication and/or easements as development approvals are requested.
- Circulation: Develop policies to prepare for commuter rail and supporting transit linkages.
- Circulation: Promote vehicular and pedestrian access to corridors in the development of all commercial centers mixed use activity centers employment centers, and public facilities.
- Circulation: Develop bicycle and pedestrian design guidelines to ensure multimodal transportation options are included in development of communities.
- Public Facilities: Strategically extend key utility (water and wastewater) infrastructure to make the Picacho Heights Area readily developable.
- Economic Development: Attract businesses that support existing target industries and supply chain businesses to further support Eloy's target industries.

In his next slide, the summary of the Land Use-Existing General Plan:

General Plan Land Use	Acres
Estate Density Residential	13,154
Low Density Residential	8,389
Medium Density Residential	3,631
Medium-High Density Residential	1,316
High Density Residential	0
Mixed-Use	297
Community Commercial	679
Light Industrial	2,793
Parks/Open Space/Basin	1,100
Undesignated (MPA Expansion)	5,343
Grand Total	36,703

In his next slide, the summary of the Land Use-Proposed General Plan

City of Eloy Land Use - Final Scenario	Acres
Estate Density Residential	7,781
Low Density Residential	3,797
Medium Density Residential	8,905
Medium-High Density Residential	2,047
High Density Residential	820
Mixed-Use	2,215
Community Commercial	476
Light Industrial	8,556
Parks/ Open Space	1,897
Public/ Institutional	49
CAP	160
Totals	36,703

Mr. Vlaming concluded with the next steps. City Council Public Hearings: November 14, 2022 which would be an overview with no action and then on November 28, 2022 City Council would discuss and would make a final recommendation.

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, DENIAL OR CONTINUANCE OF CASE NO.: GPA2022-029 (PROJECT NAME: PICACHO HEIGHTS MAJOR GENERAL PLAN AMENDMENT)

Chairperson Paulson asked for approval, approval with conditions, denial or continuance of Case No.: GPA2022-029. Commissioner Brown made a motion to approve as presented. Commissioner Saucedo seconded the motion as presented. The motion was approved with a vote 5-0.

AYES: Chairperson Paulson, Vice-Chairperson Tolson, Commissioner Brown, Commissioner Saucedo, and Alternate Commissioner Meyers.

NAYS: None.

C. STAFF PRESENTATION AND COMMISSION DISCUSSION OF CASE NO. GPA2022-025 SUBMITTED BY CVL CONSULTANTS ON BEHALF OF THE BARNES FAMILY FOR THAT PORTION OF THE CITY'S PLANNING AREA LOCATED AT THE SOUTHWEST CORNER OF ARICA ROAD AND SUNSHINE BOULEVARD, CONSISTING OF APPROXIMATELY 663 ACRES AND INCLUDING PINAL COUNTY ASSESSOR'S PARCEL NUMBERS 401-48-031C, 401-08-0320, 401-48-0290 AND 401-08-0300 LOCATED IN SECTION 19 OF T.7S., R.8E. OF THE GILA & SALT RIVER BASE AND MERIDIAN.

Mr. Vlaming gave a brief introduction of the project and reviewed the maps included with the narrative for the Arica and Sunshine Major General Plan Amendment. The applicant is requesting the approval of a Major General Plan Amendment for the property to change its existing land use designations from Estate Density Residential to a combination of approximately 611.97 acres, basically a square mile of Medium Density Residential (3.0-6.0 du/ac), at the two corners along Eleven Mile Corner Road, with 27.99 acres of Mixed Use, and at the center, 12.00 acres of Public/Institutional for an elementary school site, and 10.82 acres for Parks/Open Space.

The proposed alignment for the Butterfield Overland Historical Trail loosely parallels the collector alignment, entering the property from the east at Eleven Mile Corner Road, wrapping around the center of the community, and exiting to the south. The design highlights efficient and safe traffic circulation with careful consideration of open space corridors and trail connectivity, while promoting a clear focus on separating pedestrian and vehicular circulation where possible throughout the community.

He noted that the property is well suited for the proposed majority of medium density residential use due to its location adjacent to the Edgewater master-planned community directly to the west, the Esperanza community planned directly to the south, and the surrounding low-to-medium density residential uses existing and planned in the immediate vicinity. Small portions of high-density multifamily and commercial uses are currently entitled adjacent to the property at the two arterial corners to the south, which complement the portion of the proposed plan designated for future mixed use development at the opposite arterial corners. As described above, the proposed residential community, with a centrally located park area featuring an elementary school site and two mixed use arterial corners is significantly more compatible with the surrounding area than the City's existing general plan land use designation.

The zoning entitlements necessary to achieve this project vision will be governed by future application(s) to rezone the Property from its current R1-43, Estate Residential zoning district to the appropriate district(s) required to permit the intended variety of residential products slated for development of the property. The general parameters of the project and its design standards will be determined during the rezoning process.

The applicant's narrative identified that the Arica & Sunshine is intended to address the demand for medium density residential housing in the region and will bring a cohesive vision of detached single-family residential, elementary school site, parks/open space, and mixed use land uses. This master plan will create a strong sense of place and provide a thoughtfully designed and attractive environment for people to live, work and play. The project is proposed to be developed in multiple parcels with onsite and offsite infrastructure improvements organized between multiple planned phases of the development to be defined during the development process.

Arica & Sunshine is planned between Eleven Mile Corner Road and Sunshine Boulevard, with its main access being the 80' two-lane collector roadway. This collector roadway intends to enter the site from Eleven Mile Corner Road, continuing east to wrap around the centrally located elementary school site and park, and turning southward to exit the southern boundary of the site at Shedd Road. The internal two-lane collector road intersects the community along a curvilinear alignment, providing access to each parcel within the project while creating a sense of arrival upon entry and implementing traffic calming measures by design. Half-street infrastructure improvements will be provided along the perimeter roads to City standards. Infrastructure details, interior street patterns, and access and circulation for each parcel will be detailed during the rezoning process.

Chairperson Paulson asked about the Airport Influence Area. Mr. Vlaming explained that Eloy Municipal Airport is located to the west. This area, which encompasses land surrounding the airport, is determined by the airport traffic patterns and noise exposure contours, among other factors. Any person purchasing property that is located within

the boundaries of the airport influence area will be made aware of the property's proximity to the airport.

Ex-Officio Curtis asked if the Barnes family would be made aware about the SkyDive Operation in the area and the Airport Influence Area. Mr. Vlaming responded yes, they would be made aware and mentioned the City is looking into the existing boundaries as they may be expanded in the future. Ex-Officio Curtis also asked if there was an existing Butterfield Overland Historical Trail. Mr. Vlaming explained it is shown on the General Plan and the subject project and it is an approximate location on the applicants Conceptual Land Use Plan.

Hearing no other comments, Chairperson Paulson closed the public hearing.

D. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, APPROVAL WITH CONDITIONS, DENIAL OR CONTINUANCE OF CASE NO.: GPA2022-025 (PROJECT NAME: ARICA & SUNSHINE MAJOR GENERAL PLAN AMENDMENT).

Chairperson Paulson asked for approval, approval with conditions, denial or continuance of Case No.: GPA2022-025.

Vice-Chairperson Tolson wanted to make a note that the COAC that was part of the meeting packet had a typo as it was referencing the wrong case number and that the correct case number is GPA2022-025 as shown on the Agenda.

Commissioner Brown made a motion to approve as presented. Vice-Chairperson Tolson seconded the motion as presented. The motion was approved with a vote 5-0.
AYES: Chairperson Paulson, Vice-Chairperson Tolson, Commissioner Brown, Commissioner Saucedo, and Alternate Commissioner Meyers.
NAYS: None.

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

None.

IX. INFORMATIONAL ITEMS:

- FAI World Skydiving Championship is on Friday, October 21, 2022
- Staff is working on the Airpark Master Plan

X. COMMUNICATIONS:

A. EX-OFFICIO MEMBER ANNOUNCEMENTS

- None.

B. COMMUNITY DEVELOPMENT DIRECTOR ANNOUNCEMENTS

Mr. Vlaming noted the following for the Commission:

- House Bill 2482 has new provision to the General Plan Amendment process that now sets a 12 month timeframe from major general plan amendment submittal to being heard by the City Council-instead of the January-December timeframe in the past.
- On Monday, October 24, City Council will review two cases that the Planning and Zoning Commission made a recommendation to approve: The Interstate 10-8 Park Planned Area Development Amendment and NextEra proposing Solar Generating Uses. The City Council will also discuss the future of the Dust Bowl Theatre.
- Adopt-A-Street is scheduled for Saturday, October 22, 2022 from 7-11 am.
- Operation Eloy Clean-up is scheduled for Saturday, November 5, 2022 from 7-11 am.
- City of Eloy received a Grant from Arizona Public Service (APS) to update the City of Eloy marketing brochure.

XI. MOTION TO ADJOURN.

Chairperson Paulson asked for a motion to adjourn. Commissioner Brown made a motion to adjourn and was seconded by Vice-Chairperson Tolson. The adjournment passed with a vote of 5-0 and the meeting adjourned at approximately 7:21 p.m.