

**MINUTES OF
THE CITY OF ELOY
BOARD OF ADJUSTMENT
Regular Meeting
Thursday, July 21, 2022 6:00 P.M.**

I. CALL TO ORDER

Chairperson J.W. Tidwell called the meeting to order at approximately 6:10 p.m.

II. ROLL CALL

Members Present:

- Chairperson J.W. Tidwell
- Vice Chairperson Ezequiel Cazarez
- Board Member Natasha Tidwell
- Board Member Gavino Rojas
- Ex-Officio Andrew Rodriguez

Absent:

- None

Staff/Others Present:

- Jon Vlaming, Community Development Director
- Belinda Cota, Planner
- Jeff Fairman, Economic Development Manager
- John Corsi, President of Gold Bond Building Products
- Chris Downey, Project Engineer
- Bob Piasecki, Manager, Project Engineer
- John Yakowenko, Director of Engineering
- Tracy Jones, Manager, Project Engineer

III. INVOCATION

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

IV. PLEDGE OF ALLEGIANCE

Board member Rojas led the Pledge of Allegiance.

**V. MOTION TO APPROVE THE JUNE 16, 2022 REGULAR MEETING
MINUTES OF THE CITY OF ELOY BOARD OF ADJUSTMENT**

Chairperson J.W. Tidwell asked for a motion to approve the minutes. Vice-Chairperson Cazarez made a motion to approve the June 16, 2022 meeting minutes with the

stipulations to amend the meeting minutes by Board member Natasha Tidwell. Board member Rojas seconded the motion. The motion was approved with a vote 4-0.

Stipulation to amend the meeting minutes:

Page 1, under Agenda Item III: replace Vice-Chair Ezequiel Cazarez with Board member J.W. Tidwell, same page, Agenda Item V: Vice-Chair Cazarez made the motion and it was seconded by Board member Rojas, and page 2, Agenda Item VI: the Vote was 4-0 as Board member Natasha Tidwell gave an aye.

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

- A. PUBLIC HEARING TO CONSIDER A VARIANCE REQUEST, CASE NO.: VA2022-026 BY GOLD BOND BUILDING PRODUCTS, LLC IN CARE OF CHRISTOPHER DOWNEY TO INCREASE THE HEIGHT FROM THE PROVISIONS OF SECTION 21-2-5.4: INDUSTRIAL DEVELOPMENT STANDARDS OF THE CITY OF ELOY ZONING ORDINANCE. THE COMPONENTS CONSIST OF THE FOLLOWING: TWO (2) RAW MATERIAL SILOS, SIX (6) MULTIPLE ROCK BELT CONVEYORS, ONE (1) STUCCO SILO ENCLOSURE, ONE (1) MILL ENCLOSURE, ONE (1) PAPER WAREHOUSE, ONE (1) ROCK SHED, TWO (2) MILL EXHAUST STACKS, ONE (1) DRYER EXHAUST STACKS, FORTY-SEVEN (47) PARKING LOT & ROADWAY LIGHTS, THREE (3) TRUCK AREA LIGHT POLES AND ONE-HUNDRED (100) ELEVATED CONVEYOR LIGHTS. THE SUBJECT PROPERTY IS LOCATED AT 750 E. DATE STREET ON ASSESSOR'S PARCEL NUMBERS: 411-10-017D, AND A PORTION OF 411-10-017B IN THE I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT (PROJECT NAME: NATIONAL GYPSUM/GOLD BOND BUILDING PRODUCTS).**

Chairperson Tidwell opened the Public Hearing. Vice-chairperson Cazarez inquired about how the City would keep track of the usage of sewer. It was explained it would be monitored through meters. Mr. Vlaming prepared a PowerPoint presentation with an overview and asked if the Board would like to see an overview of the request before moving to the next agenda item. Chairperson Tidwell commented he would hate to not to see any work Mr. Vlaming has done go unnoticed and asked to see it.

Mr. Vlaming identified it was a public hearing for consideration for approval, approval with conditions or denial this evening. This application is Case No.: VA2022-026 submitted by Gold Bond Building Products and what they have requested are a list of lighting and height variances, as identified on the list below with the components consisting of:

1. Two (2) raw material silos, not to exceed 90.0 feet in height
2. Six (6) multiple rock belt conveyors, not to exceed 110.0 feet in height
3. One (1) stucco silo enclosure, not to exceed 92.0 feet in height
4. One (1) mill enclosure, not to exceed 114.0 feet in height
5. One (1) paper warehouse, not to exceed 47.0 feet in height

6. One (1) rock shed, not to exceed 90.0 feet in height
7. Two (2) mill exhaust stacks, not to exceed 140.0 feet in height
8. One (1) dryer exhaust stack, not to exceed 140.0 feet in height
9. Forty-seven (47) parking lot & roadway lights, not to exceed 35.0 feet in height
10. Three (3) truck area light poles, not to exceed 100.0 feet in height
11. One-hundred (100) elevated conveyor lights, not to exceed 110.0 feet in height

Gold Bond has owned this property since 2006. In 2006 and 2007, they submitted and received approval for 7 of the 11 variance items at that time. Because several of these approvals have expired and building components have changed, they understand that an additional variance application is necessary now in order for this project to be in conformance with existing City codes. Their application seeks to address those items.

Gold Bond Building Products intends to design and construct an approximate 679,200 square foot complex of buildings located on an approximate 134-acre site in the Sunshine Industrial Park. The Sunshine Industrial Park is approximately 277 acres located east of Sunshine Boulevard and Date Street and it is served by water and sewer which they would be tapping in terms for providing services to the complex buildings. The subject property is located at 750 E. Date Street on Assessor's Parcel Numbers: 411-10-017D, and a portion of 411-10-017B. Gold Bond maintains ownership of the subject property and it is zoned I-1 (Light Industrial) which matches the proposed uses on the site.

The site is expected to be operational in Q4 of 2023, bringing 100 full time jobs (500 jobs while under construction).

Designing and constructing an appropriate complex of functional buildings and supportive components to manufacture wallboard will require that several buildings and components exceed the allowable building height (45 feet) of the underlying Light Industrial zoning district.

In 2006 and 2007, two variance requests were granted (some have expired) by the Eloy Board of Adjustment to:

- *allow a reduction in parking for the facility;*
- *allow up to three light poles to be sited at a height of 100 feet,*
- *parking area lights to be sited at a height of 35-feet,*
- *providing building-mounted lights to be sited at a maximum height of 22-feet and light intensities to exceed 0.2 foot- candles (fc) within parking and loading areas;*
- *siting a rock belt conveyor at a maximum height of 90-feet*
- *siting two silos at a maximum height of 85-feet*
- *siting one rock shed at a maximum height of 125-feet*
- *siting one stucco silo room at a height of 75 feet*

Summary of Request and History of Approvals

In summary, the table below identifies those variances approved in 2006 and 2007 and the proposed variances submitted for Board of Adjustment review and approval now:

#	Variance	Zoning Code	2006 (VA-06-33) 2007 (VA-07-63)	2022
	HEIGHT	Table 2.5-2		
1	Two (2) raw material silos	(45' height allowed)	85'	90'
2	Multiple rock belt conveyors		90' (single)	110'
3	Stucco Silo Enclosure		75'	92'
4	Mill Enclosure		2@100' *	1@114'
5	Paper Warehouse		NA	47'
6	Rock Shed		125' (dome) *	90'
7	Mill exhaust stacks		NA	140'
8	Dryer exhaust stacks		NA	140'
	OUTDOOR LIGHTING	4.5.5		
9	Parking area & roadway lights	(Photometric plans provided)	35'	35'
10	Three (3) truck area light poles		100'	100'
11	Elevated conveyor lights (personnel safety - motion sensing as practical)		NA	110' max.

NA = Not Applied for in VA-06-33 or VA-07-63

*VA-06-03 Expired

Mr. Vlaming also noted throughout the course of this process they had public involvement that the applicant went through and made sure the property owners and the community itself was made aware of this particular project. The applicant, in good faith, has conducted those efforts and they had very minimal input as well as the contact they received.

A map exhibit of the site was also displayed to give a sense of relationship of the heights and setbacks of some of the buildings and a preliminary look of the landscape and how they are branding with their Gold Bond label. Staff foresees a very functional and yet an aesthetic site in the Sunshine Industrial Park.

Hearing no other comments or questions, Chairperson Tidwell closed the Public Hearing.

Mr. John Corsi, commented that on behalf of Gold Bond Products, they appreciate their support, their persistence and willingness to work with the company and look forward on being a good community partner here for the decades to come. He thanked the City for its support. Chairperson Tidwell responded with a Thank you.

B. MOTION FOR APPROVAL, APPROVAL WITH CONDITIONS, DISAPPROVAL OR OTHER ACTION ON THE REQUEST FOR A VARIANCE, CASE NO.: VA2022-026 (PROJECT NAME: NATIONAL GYPSUM/GOLD BOND BUILDING PRODUCTS).

Chairperson J.W. Tidwell asked for a motion of approval, approval with conditions, disapproval or other action on Case No. VA2022-026 with all the stipulations recommended by Staff. Vice-Chairperson Cazarez made a motion to approve with all

stipulations recommended by Staff. Board member Rojas seconded the motion. The motion was approved with a vote 4-0.

Approved of the variance is subject to the following stipulations:

1. In any case where a variance has not been used within one year after its granting by the Board of Adjustment shall become null and void;
2. Two (2) raw material silos not to exceed 90-feet high;
3. Six (6) multiple rock belt conveyors not to exceed 110-feet
4. One (1) stucco silo enclosure not to exceed 92-feet;
5. One (1) mill enclosure not to exceed 114-feet
6. One (1) paper warehouse not to exceed 47-feet
7. One (1) rock shed not to exceed 90-feet
8. Two (2) mill exhaust stacks not to exceed 140-feet
9. One (1) dryer exhaust stacks not to exceed 140-feet
10. Forty-seven (47) parking lot & roadway lights not to exceed 35-feet
11. Three (3) truck area light poles not to exceed 100-feet;
12. One-hundred (100) elevated conveyor lights not to exceed 110-feet;
13. That the subject buildings be set back a distance equal to at least fifty percent (50%) of the height of the buildings from any perimeter lot line;
14. That the subject buildings shall be painted or treated to minimize the contrast of the buildings against the horizon; and
15. That the buildings shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to the surrounding views.

VII. COMMUNICATIONS:

Ex-Officio Rodriguez thanked the Board for approving the Variance request and welcomed Gold Bond Products to the City of Eloy. The applicant responded with a thank you.

VIII. MOTION TO ADJOURN

With no further business, Chairperson Tidwell asked for a motion to adjourn. Vice-Chairperson Cazarez made a motion to adjourn. Board member Natasha Tidwell seconded the motion. The motion was approved by a vote of 4-0. The meeting adjourned at 6:28 p.m.