

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, April 20, 2016
7:00 P.M.**

I. CALL TO ORDER

Chairperson Schuh called the meeting to order at approximately 7:00p.m.

II. ROLL CALL

Members Present:

- Chairperson Marlo Schuh
- Vice Chairperson Jose Garcia
- Commissioner Larry Brown
- Commissioner John Peterson
- Commissioner Daniel Snyder
- Ex-Officio, Micah Powell

Member Absent:

- Alternate Commissioner Steven Paulson

Staff/Others Present:

- Jon Vlaming, Community Development Director
- Belinda Cruz, Planner
- Laura Lopez, Code Compliance Officer

III. INVOCATION

Chairperson Schuh asked for a moment of silence.

IV. PLEDGE OF ALLEGIANCE

Chairperson Schuh led the Pledge of Allegiance.

V. MOTION TO APPROVE THE FEBRUARY 17, 2016 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION

Vice Chairperson Garcia made a motion to approve the February 17, 2016 meeting minutes of the Planning and Zoning Commission. Commissioner Peterson seconded the motion. The motion was approved unanimously 5 to 0.

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

A. ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: PP16-002, A PRELIMINARY PLAT FOR UNIT 20A SUBMITTED BY B & R ENGINEERING ON BEHALF OF SUN LAKES – CASA GRANDE DEVELOPMENT, LLC, SUBDIVIDING 13.23 ACRES INTO 78 RESIDENTIAL DUPLEX LOTS.

Mr. Jon Vlaming, Community Development Director, stated this item is New Business for a Preliminary Plat PP16-002 for Unit 20A. This is within the Robson Ranch Planned Community, located at the northeast corner of Robson Boulevard and Cherry Oaks Drive. Mr. Vlaming stated the request is in conformance with the General Plan. The density is at 5.9 dwelling units per acre and is compatible with the R-4 High Density Residential Zoning. However, the applicant is proposing a community less dense than what they are allowed by right. The proposed duplex will have two areas of egress from Cherry Oaks Drive. Mr. Vlaming stated staff is recommending approval. He announced there is a representative in attendance this evening and is available for questions.

Commissioner Brown apologized for not being present at last month's Planning and Zoning Commission meeting. Mr. Vlaming thanked him for being in attendance at this meeting.

Commissioner Snyder referred to the maps in his possession. He indicated one map shows Unit 20A continuing to the curb at Cherry Oaks Drive. However, the other map shows a different location as to where Unit 20A ends.

Mr. Jeff Uhrick, B&R Engineering, engineers for Robson Communities, clarified the location of 20A. He added 20B would be developed once 20A has been completed, provided the market determines there is a need.

Commissioner Peterson asked why parcel 19D was not being developed first. Mr. Uhrick said Robson Communities has determined the other area should be developed first. He added 19D would be developed at a later date.

Commissioner Snyder asked if there would be access to Toltec Road or –Hanna Road. Mr. Uhrick said for this unit, the rear is a utility corridor and canals, but will connect to the future Phase 2.

Commissioner Snyder asked if the main entry would be off of Jimmy -Kerr Blvd. Mr. Uhrick said yes, for unit 20A.

Commissioner Snyder asked the applicant is he was aware of a future connection to Toltec Road. Mr. Uhrick said no, not at this time.

Chairperson Schuh asked what would trigger the need for an additional entrance into this development. Mr. Uhrick said he would need to research the traffic study in order to provide an answer.

Commissioner Peterson asked if there is a timeframe for exiting off of I-10 to - -Selma Hwy. Selma Hwy will potentially be the new access into the community. Mr. Uhrick said he was not aware.

Ex-Officio Powell added that he was provided information relating to the federal government possibly beginning construction on I-8.

Chairperson Schuh asked for any further questions from the Commission. There were none.

Chairperson Schuh asked if there were any questions or comments from the public. There were none.

B. CONSIDER, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL, OR OTHER ACTION ON CASE NO.: PPA16-002, PRELIMINARY PLAT FOR UNIT 20A.

Chairperson Schuh called for a motion.

Vice Chairperson Garcia made a motion to approve PPA16-002. Commissioner Brown seconded the motion. The motion passed with a vote of 5 to 0.

VII. COMMUNICATIONS

A. CHURCHES AND OTHER RELIGIOUS INSTITUTIONS (ZONING TEXT AMENDMENT) STATUS (TA16-001)

Chairperson Schuh called for this item. Mr. Vlaming informed the Commission that this item was heard before the City Council and was approved. This Text Amendment will be included in the Zoning Code.

B. ELOY VETERAN'S HERITAGE PARK UPDATE

Mr. Vlaming provided an update stating although the project isn't proceeding as quickly as staff wishes, they are currently preparing the land for landscaping and pavers, and lighting. This will be the first phase of Veteran's Park.

Chairperson Schuh asked for a completion date. Mr. Vlaming stated the project manager would like to have the project completed by the Memorial Day weekend, May 2016.

C. MAJOR GENERAL PLAN UPDATE STATUS

Mr. Vlaming stated the Planning & Zoning Commission was provided two maps regarding the amendments to the existing General Plan-Growth Areas Element Map. He clarified one map is the current condition with the other indicating the proposed changes. In addition, some of the text will be revised. Mr. Vlaming stated these changes would be submitted as a Major General Plan amendment in order to update the General Plan.

He added the proposed text changes would also be provided to the Commission.

Also, Mr. Vlaming added, another amendment would be occurring for an area located at the northeast portion of the property which is a 293 acre parcel owned by the-Cooley Family. He said currently an annexation petition is active on the property. Staff will be contacting nearby property owners to see if they wish to participate in the major general plan amendment and make a change to their property's land use designation.

He suggested if the Commission wishes, a work session could be conducted in the upcoming month in order to allow staff to provide more detail.

D. CITY COUNCIL UPDATE-EX OFFICIO MEMBER REPORT

Ex-Officio Powell said he appreciates staff's work on the General Plan Update process.

City Council has approved several projects. He said construction has begun in front of Flying J. Unfortunately, construction will discourage traffic to enter into Flying J. The project will take approximately six weeks to complete.

He said the proposed construction of Alsdorf Road, with an approximate cost of \$350,000, would be heard before the City Council on Monday, April 25, 2016.

Ex-Officio Powell added the total reconstruction on 11th Street is almost completed. The Council is very active in order to provide quality roads throughout the City.

Chairperson Schuh asked if the Council has considered Toltec Road, which is approximately ½ mile long but is very rough. Ex-Officio Powell said although the Council is aware and concerned, this specific portion of Toltec Road is not currently being considered for repair.

In response to a question from Commission member Snyder, Ex-Officio Powell provided an update regarding the construction of the prison expansion stating it is currently in the construction phase.

Also, Commissioner Snyder asked for an update regarding Union Pacific and Red Rock. Mr. Vlaming stated he believes there is an upcoming meeting next month, but had no further information.

Mr. Vlaming added PP16-002 would be heard before the Council at its Monday, April 25, 2016 meeting. The City Manager understands the delay and Council is willing to consider the item as soon as possible.

VIII. MOTION TO ADJOURN

With no further business, Chairperson Schuh called for a motion to adjourn. Vice Chairperson Garcia motioned to adjourn. Commissioner Snyder seconded the motion. The motion was approved unanimously with a vote of 5-0.

The meeting adjourned at 7:28 p.m.