

**MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, August 17, 2016
7:00 P.M.**

I. CALL TO ORDER

Vice Chairperson Jose Garcia called meeting to order @ 7:03 p.m.

II. ROLL CALL

Members Present:

Vice-Chairperson Jose Garcia, Commissioners Larry Brown, John Peterson, Daniel Snyder, and Ex-Officio Micah Powell.

Chairperson Marlo Schuh and Alternate Commissioner Steven Paulson were absent and excused.

Staff/Others Present:

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

III. INVOCATION

Vice-Chairperson Jose Garcia asked for a moment of silence.

VI. PLEDGE OF ALLEGIANCE

Vice-Chairperson Jose Garcia led the Pledge of Allegiance.

V. MOTION TO APPROVE THE JULY 20, 2016 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION

Vice Chairperson Garcia asked for a motion to approve the minutes. Commissioner Larry Brown made a motion to approve the minutes of the July 20, 2016 Planning and Zoning Commission as written. Commissioner Daniel Snyder seconded the motion. The motion was approved 4-0.

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

A. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: TA16-016. STAFF INITIATED REQUEST TO AMEND THE ELOY CITY CODE, CHAPTER 21-ZONING, ARTICLE XI OVERLAY ZONING DISTRICT DIVISION-3, MANUFACTURED HOME (MH). (PROJECT NAME: CITY INITIATED

PROPOSED TEXT AMENDMENT TO THE MANUFACTURED HOME OVERLAY.

Mr. Jon Vlaming, Community Development Director, provided information on this item stating this is a continuation of a discussion from the July agenda. He said the Commission has been provided with a document outlining, in track changes, the text revisions and additions. Mr. Vlaming reviewed nearby cities and counties' ordinances such as Florence, Pinal County, with the ordinance pending in the City of Coolidge regarding the Manufactured Home Overlay. He said after conducting research of the City of Eloy and nearby jurisdictions, the City, with the 10 year rule, accepts the oldest manufactured homes.

Mr. Vlaming concluded by stating the text changes are very minor. He said he was available for questions from the Commission.

Vice Chairperson Garcia confirmed the cities of Marana and Casa Grande are pending. Ms. Cruz clarified that the cities of Casa Grande, Maricopa, and Pinal County are following the most current HUD code standard (prior to July 15, 1976) not older than 1977 and Coolidge is three years and Florence is five years of age for the replacement unit.

Vice Chairperson Garcia asked if Casa Grande and Maricopa had other regulations aside from the year. Mr. Vlaming stated they would also have to be registered under HUD and pass inspections.

One of the Commissioners asked for clarification regarding the process for replacing a manufactured home. Mr. Vlaming explained typically the applicant would submit a permit advising of their intent to either occupy a new space or replace an existing unit in a space in a park.

Ms. Cruz added that a copy of the title would need to be submitted for verification to the Building and Safety Division.

Commissioner Snyder asked if any pictures are required at submittal. Mr. Vlaming replied no and said when the application is submitted, staff reviews the application for the year of the manufactured home. The conditions of the exterior and interior of the unit are conducted on a site inspection.

Commissioner Peterson asked if trailers placed on foundations were inspected by a registered engineer. Mr. Vlaming said no. Commissioner Snyder asked how staff would know if the foundation provided is adequate. Mr. Vlaming said they were concrete slabs on the ground and are typically considered to be safe.

Commissioner Snyder asked if the homes are inspected once they are installed. Mr. Vlaming said the Chief Building Official does an inspection to determine if they are properly installed from a health and safety standpoint.

Commissioner Brown asked if tie downs and skirting is required. Ms. Cruz said yes, both are required.

B. CONSIDERATION, DISCUSSION AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: TA16-016. (PROJECT NAME: CITY INITIATED PROPOSED TEXT AMENDMENT TO THE MANUFACTURED HOME OVERLAY).

Vice Chairperson Garcia called for a motion. Commissioner Snyder made a motion to recommend approval of Case No.: TA16-016. Commissioner Brown seconded the motion. The motion was approved with a Vote of 4-0.

C. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: RZ16-013. THE ELOY MOBILE HOME PARK ON BEHALF OF KRISTOPHER MONTE, THE OWNER IS REQUESTING APPROVAL TO REZONE APPROXIMATELY 3.47± ACRES FROM C-1 (NEIGHBORHOOD COMMERCIAL) TO 2.47 ACRES OF R1-6 (MEDIUM DENSITY RESIDENTIAL) WITH A MANUFACTURED HOME (MH) OVERLAY AND 1.00 ACRES OF R-4 (HIGH DENSITY RESIDENTIAL). SUBJECT PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF WEST FRONTIER STREET AND NORTH JEFFERSON STREET. ASSESSOR'S PARCEL NUMBERS: 405-05-212, 405-05-213 AND 405-05-214 IN A PORTION OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 8 EAST OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: ELOY MOBILE HOME PARK REZONING).

Mr. Vlaming explained this case was continued from last month's meeting. He explained the applicant has requested to rescind their rezoning request. The applicant had submitted an email communicating their desire to rescind the rezoning as they believe the existing zoning is appropriate. He said respectfully, staff does not agree, but was hoping for a voluntary rezoning from the applicant. If the applicant wishes not to proceed, staff will not pursue this issue. Mr. Vlaming stated the Planning and Zoning Commission did proceed to forward the recommendation of a Minor General Plan Amendment making the existing use consistent with the Eloy General Plan.

D. CONSIDERATION, DISCUSSION AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: RZ16-013 (PROJECT NAME: ELOY MOBILE HOME PARK REZONING)

As this application was rescinded by the property owner, no action was required.

E. WORK SESSION/DISCUSSION ONLY ON CASE NO.: GPA16-010. CITY STAFF INITIATED REQUEST FOR A MAJOR GENERAL PLAN AMENDMENT FOR VARIOUS PROPERTIES BOUNDED BY HIGHWAY 87 TO THE EAST, CORNMAN ROAD TO THE NORTH, HOUSER ROAD TO THE SOUTH AND SUNSHINE BOULEVARD TO THE WEST. GENERALLY,

LAND USE DESIGNATIONS ARE CHANGING FROM GENERAL INDUSTRIAL (GI) AND ESTATE DENSITY RESIDENTIAL (EDR) TO MIXED USE (MU), COMMUNITY COMMERCIAL (CC), MEDIUM DENSITY RESIDENTIAL (MDR) AND HIGH DENSITY RESIDENTIAL (HDR). (PROJECT NAME: MAJOR GPA HWY 87 300 WEST).

Mr. Vlaming provided background information on this item and explained three property owners have expressed their desire to change designations. He indicated where the properties are located, noted the owners for each property, and reviewed the request for the Commission. Mr. Vlaming added the property owners are in favor of this Major General Plan Amendment.

F. WORK SESSION/DISCUSSION ONLY ON CASE NO.: GPA16-014 CITY STAFF INITIATED REQUEST FOR A MAJOR GENERAL PLAN AMENDMENT TO DESIGNATE PROPERTIES ALONG THE EAST AND WEST SIDES OF SUNLAND GIN ROAD FROM WEST NELSON FARM ROAD ALIGNMENT ON THE SOUTH TO THE SOUTHERN RIGHT OF WAY OF THE UNION PACIFIC RAILROAD ON THE NORTH. THE PROPOSED LAND USE DESIGNATIONS ARE LIGHT INDUSTRIAL, HIGH DENSITY RESIDENTIAL AND COMMUNITY COMMERCIAL FROM EXISTING DESIGNATION OF EMPLOYMENT IN THE PINAL COUNTY COMPREHENSIVE PLAN. (PROJECT NAME: CITY INITIATED SUNLAND GIN MAJOR GENERAL PLAN AMENDMENT).

Mr. Vlaming introduced this item and indicated where the properties were located. He explained staff contacted the adjacent property owners to determine if they were interested in this annexation. He explained those who were not interested and stated their reasons as to why. He said the manufactured home park was not interested in participating in the annexation as this would force them to tie into the City sewer. They currently have septic and annexing would be too costly, even though they were paying for City water at two times the rate of customers located within the City.

He noted that staff feels comfortable proceeding with this annexation request.

Commissioner Brown asked why the City of Eloy is interested in annexing additional property when it struggles to maintain their current properties. Mr. Vlaming explained often a city has infrastructure in place, and when this occurs, it makes sense for that city to annex properties in order to generate revenues.

Ex-Officio Powell stated there is great frontage on I-10 and this could be potentially a great location for business. Mr. Vlaming agreed that there is great visibility.

Commissioner Snyder asked if the City of Eloy is responsible for Sunland Gin Road. Mr. Vlaming explained that if the annexation is approved, yes, the City of Eloy would be responsible for Sunland Gin Road from West Adams to Frontier.

G. WORK SESSION/DISCUSSION ONLY ON CASE NO.: GPA16-015. CITY STAFF INITIATED A REQUEST FOR MAJOR GENERAL PLAN

AMENDMENTS TO UPDATE MAPS AND TEXT IN THE EXISTING ADOPTED ELOY GENERAL PLAN. THESE COMPONENTS INCLUDE THE LAND OWNERSHIP MAP, CIRCULATION MAP, GROWTH AREAS ELEMENT, PARKS, OPEN SPACE AND TRAILS AND HOUSING ELEMENTS. (PROJECT NAME: ELOY GENERAL PLAN MAJOR GPA).

Mr. Vlaming stated the Commission has received the staff's recommended changes. He said staff has included mapping changes in particular for the area around the Eloy Airport. It is important to make the public aware of the events occurring at the municipal airport. He provided an overview of the amendments.

Commissioner Brown asked if this area, North Park, is the area where a grant was requested from the Arizona Diamondbacks for the design and construction of a baseball field. Mr. Vlaming stated yes.

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

A. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: GPA16-020. APPLICATION INITIATED BY THE CITY OF ELOY FOR A MINOR GENERAL PLAN AMENDMENT ON 5.08 ± ACRES FROM COMMUNITY COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL. SUBJECT PROPERTY IS LOCATED AT 799 WEST BATTAGLIA ROAD AT THE SOUTHEAST CORNER OF BATTAGLIA ROAD AND ELEVEN MILE CORNER ROAD, ASSESSOR'S PARCEL NUMBER: 405-05-131D IN A PORTION OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 8 EAST OF G&SRB&M, PINAL COUNTY, ARIZONA, (PROJECT NAME: CITY INITIATED MINOR GENERAL PLAN AMENDMENT OF HACIENDA MOBILE HOME PARK).

Mr. Vlaming stated the proposal is to align the land use map designation with the existing use of the property.

Mr. Michael Johnson, Property Manager of Hacienda Mobile Home Parks, thanked the Commission and staff for their willingness to assist in this request. He said they look forward to working with the City in the future.

B. CONSIDERATION, DISCUSSION AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA16-020. (PROJECT NAME: CITY INITIATED MINOR GENERAL PLAN AMENDMENT OF THE HACIENDA MOBILE HOME PARK).

Vice-Chairperson Jose Garcia asked for a motion. Commissioner Brown made a motion to recommend approval to the City Council. Commissioner Peterson seconded the motion. The Motion was approved with a vote of 4-0.

VIII. COMMUNICATIONS:

A. CITY HALL PROJECT UPDATE

Mr. Vlaming stated staff has interviewed the project management consultants. Staff is in deliberations for a final firm recommendation to move forward for City Council. He said with regard to the architectural firm, four firms were asked to provide more information to staff and that information is due on August 19, 2016. Interviews of these firms will be conducted on August 29, 2016. For the Construction Manager at Risk, the committee will be meeting at the end of August to create a short list and schedule interviews.

The “Adopt A Street” event will be on October 15. This event takes place twice a year. Volunteers are encouraged and will meet at North Park at 7am.

“Eloy Operation Cleanup” takes place on November 4, 2016. This event typically takes place in the downtown area, but has extended north to the Toltec area on occasion.

“Tip Over the Shelves 5K” will take place on October 8th in downtown Eloy. This will be the second annual event. This was a great event last year.

B. CITY COUNCIL UPDATE- EX OFFICIO MEMBER REPORT

Ex Officio Powell reiterated that the Eloy City Council is on the record that the SR-87 corridor is their preferred corridor for the North-South Freeway. He said the City of Coolidge supports an alignment to the east-termed the Fast Track alignment.

Also, a request has been received from the City of Coolidge regarding a Major General Plan Amendment. Their request is to change the future freeway interchange locations along the Fast Track alignment of the North-South Freeway. Staff will be responding through a letter to the City reaffirming its preference for the North-South Freeway on SR 87.

IX. MOTION TO ADJOURN

With no further business, Vice-Chairperson Jose Garcia asked for a motion to adjourn. Commissioner Brown made a Motion to adjourn. Commissioner Snyder second the motion. The motion was approved with a Vote 4-0. The meeting adjourned at 8:09 p.m.