

**MEETING MINUTES OF  
THE CITY OF ELOY  
PLANNING AND ZONING COMMISSION  
Regular Meeting  
Wednesday, August 21, 2019  
6:00 p.m.**

**I. CALL TO ORDER**

Chairperson Marlo Schuh called the meeting to order at 6:05 p.m.

**II. ROLL CALL**

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

**Members present:**

- Chairperson Marlo Schuh
- Vice-Chairperson Larry Brown
- Commissioner John Peterson

**Members Absent:**

- Commissioner Steve Paulson (excused)
- Commissioner Allen Crawford (excused)
- Commissioner Kirk Tatom (excused)
- Ex-Officio Daniel Snyder (excused)

**Staff present:** Jon Vlaming, Community Development Director, and Belinda Lopez, Planner and Jerry Stabley, Planning Manager.

**Others present:** Michael Buschbacher II, AICP, Principal Planner for Hunter Engineering, Inc. and Omar Abdallah, Rose Law Group, PC

**III. INVOCATION**

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

**IV. PLEDGE OF ALLEGIANCE**

Chairperson Schuh led the recitation of the Pledge of Allegiance.

**V. MOTION TO APPROVE THE JUNE 19, 2019 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION.**

Chairperson Schuh asked for a motion to approve the meeting minutes of the Planning and Zoning Commission. Vice-Chairperson Brown made a motion to approve the June

19, 2019 meeting minutes as presented. Commissioner Peterson seconded the motion. The motion was approved with a vote of 3-0.

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

None.

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

**A. REVIEW AND APPROVAL OF MINOR REVISIONS TO THE ELOY ZONING CODE PERTAINING TO PORTIONS OF SECTION 1.6.5, 1.6.6, 2.2.3, 2.2.5, 3.1.39, 4.4.2, 4.4.3 AND SECTION 9.**

Mr. Jerry Stabley introduced himself as the Planning Manager for the City of Eloy. He indicated to the Commission and those present that he would be doing a PowerPoint presentation on proposed text amendments to Chapter 21-Zoning Ordinance. The Zoning Ordinance and Subdivision Code went through an update and were revised and approved on July 23, 2018 by the Eloy City Council. He indicated that Sterling Codifiers are a 3<sup>rd</sup> party online company who processes all updates and changes to the City of Eloy Codes-not just the zoning ordinance. They also contract with many other jurisdictions all over the United States for these services. Sterling Codifiers reviews each ordinance and they provide code maintenance and a specific focus on every detail and cross reference of the code text before the code goes live to the public. Mr. Stabley indicated that they have identified numerous scribes' errors in their initial review. Mr. Stabley indicated that he and the Community Development Department Director have reviewed each item and organized them into pure scrivener's errors and those that are changes to the text. The text changes are the issues that require circling back for Planning and Zoning Commission and City Council review and approval.

The issues that require the formal review and approval process are: Tiny Houses, Wireless Facilities, other new definitions, remove redundancies with other Chapters of the City Code and other changes. The Tiny Houses section needs a clarification of where would they be permitted and a better definition of groupings of tiny houses allowed on single parcels. Wireless facilities issues were undefined relative to a zoning permit, alternative wireless facilities were not defined, commercial TV and Radio Antennas were not addressed, and there appeared to be confusing carry over language. Other proposed definitions are proposed to be added to remove redundancies with other Chapters of the City Code, making the definition of Subdivision be the definition from the Subdivision Code and also use it in the Zoning Ordinance as these are currently different. Another proposed change would be to allow detached single family residential in the R-3 Residential Zoning District as previously permitted (approximately 150 SFR, non-conforming lots in the Downtown area prevent additions and reconstruction if more than 50% of the property was destroyed.

Vice-Chairperson Brown asked if these proposed text revisions to the zoning code covered all of the errors. Mr. Stabley responded that approximately seventy different items were identified and sixty were fixed via being scrivener's errors. Chairperson Schuh expressed her concern as to why Michel Baker International, Inc., the consultant who was contracted by the City to update the Zoning Ordinance and Subdivision Code had missed these errors. Mr. Vlaming explained that this is not unusual as we had addressed each section independently and these discrepancies arise when it's time to bring all of the chapters together. He noted that these bubble up when they get synced and cross referenced. He indicated that Mr. Stabley was assisting on clearing up all of the conflicting text and it is smoothed out now. Chairperson Schuh expressed her concern about the City paying money for assistance that includes scrivener's errors. Mr. Vlaming commented that the consultant has been cooperating to clarify the text with Mr. Stabley and himself and it is now resolved.

## **VIII. INFORMATIONAL ITEMS:**

**A. OVERVIEW OF TWO APPLICATIONS FOR MAJOR GENERAL PLAN AMENDMENTS FOR CALENDAR YEAR 2019-** Mr. Vlaming gave a Power Point presentation to the Planning and Zoning Commission of an overview for the two major General Plan Amendments that have been submitted for their consideration and review this calendar year. He noted that the Major General Plan Amendment Criteria are:

1. A change in residential land use designation that exceeds 320 acres.
2. A land use designation change from residential to non-residential of 40 acres or more.
3. A change in any commercial or employment land use designations (e.g. neighborhood commercial, community commercial, light industrial, General Industrial) exceeding 40 acres for commercial and 80 acres for industrial or employment uses.

Mr. Vlaming explained that the first application is a Staff initiated application, Case No.: GPA19-001 to amend the City of Eloy General Plan. The proposed 2019 Major General Plan Amendments are proposed for the following Elements:

Introduction-Update information;

Amendments and Process-Update information;

Land Use-Planned Community Area definition revision; add existing land use map

Circulation-update the corridor for proposed I-11; inclusion of transit information;

Parks, Open Space and Trails-Significantly update text and maps;

Economic Prosperity-Based on directions framed in the Economic Development Strategic Plan; and

Implementation Strategies-Update information.

Mr. Vlaming also gave an introduction of the second application, Case No.: GPA19-002 for a project by the name of Interstate 10|8 Industrial Park. The subject project is approximately 610 acres but only a portion needs an amendment from Light Industrial land use to General Industrial land use as the market is focus in the General Industrial.

He also mentioned that Mr. Stabley is also working on the annexation for a 49 acre portion as part of the project that is currently unincorporated (Case No.: A19-013).

Mr. Michael Buschbacher II, AICP, Principal Planner for Hunter Engineering, Inc. and Omar Abdallah, Rose Law Group, PC introduced themselves as they represent the client for the Interstate 10|8 Industrial Park's Major General Plan Amendment application. Chairperson Schuh asked if their client had something in mind to construct onsite or if this request was just for speculation. She mentioned that Sunland Gin Road needs to be looked into to make it more efficient. Mr. Vlaming explained that they are working on a mechanism that could develop the property for shovel ready sites.

The schedule for the 2019 Major General Plan Amendments is as follows:

*July 26: Applicant Submittal*

*August 1 through September 30: 60-day Review*

*October 2: Open House*

*October 16: Planning and Zoning Commission Public Hearing*

*November 11: City Council Public Hearing*

*November 25: City Council Action*

- B. UPDATE ON THE STATUS OF CITY SOLICITATION FOR UPCOMING PROJECTS.**-Mr. Jon Vlaming commented that in September there will be a solicitation for Statements of Qualifications for a Citizen Satisfaction Survey about what our community, citizens think of our existing facilities and services. The City is also soliciting for a Hotel Feasibility Study. Statements of Qualifications are due on September 6, 2019. An Airport Economic Study is also being considered for the City to quantify the activities and revenues accruing from activities at the Eloy Municipal Airport.

## **IX. COMMUNICATIONS:**

- A. EX-OFFICIO MEMBER REPORT**-Mr. Vlaming mentioned that Ex-officio Snyder was attending the 2019 League of Cities and Towns Annual Conference in Tucson, AZ along with other Council members and Staff. Mr. Snyder asked if Mr. Vlaming would update the Commission on the proposed 49 acre annexation that is included as part of the 2019 Major General Plan Amendment for Interstate 10/8 Industrial Park located east of Sunland Gin Road, between Interstate 10 and Frontier Road/Union Pacific Rail Road. He also wanted Mr. Vlaming to identify new staff hires at the City. Mr. Vlaming told the Commission that the City of Eloy has two new Code Compliance Officers on staff and they are working full force to keep the City clean. Chair Schuh also indicated that she'd like an update at the next meeting regarding the improvement of the intersection of Sunland Gin and Arica Roads.
- B. GOOD OF THE ORDER**-Mr. Vlaming communicated the following events:

- Pre-Job Fair Workshop for Employers-September 12<sup>th</sup> from 10 AM to 12 PM, Eloy City Hall Community Room & Lobby, 595 North C Street, Eloy, AZ 85131
- Pre-Job Fair Workshop for Employees- September 16<sup>th</sup> from 11 AM to 12 PM, Eloy City Hall Community Room & Lobby, 595 North C Street, Eloy, AZ 85131
- Job Fair-September 19<sup>th</sup> from 10 AM to 2 PM, Eloy City Hall Community Room & Lobby, 595 North C Street, Eloy, AZ 85131

**X. MOTION TO ADJOURN.**

Chairperson Schuh asked for a motion to adjourn. Vice-Chairperson Brown made a motion to adjourn and was seconded by Commissioner Peterson. The adjournment passed 3-0 and the meeting adjourned at approximately 7:00 p.m.