

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, June 19, 2019
6:00 p.m.**

I. CALL TO ORDER

Vice-Chairperson Larry Brown 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:

- Vice-Chairperson Larry Brown
- Commissioner John Peterson
- Commissioner Steve Paulson
- Commissioner Allen Crawford

Members Absent:

- Chairperson Marlo Schuh (excused)
- Commissioner Kirk Tatom (excused)
- Ex-Officio Daniel Snyder (excused)

Staff present: Jon Vlaming, Community Development Director, and Belinda Lopez, Planner, Jeff Fairman, Economic Development Specialist and Jerry Stabley, Planning Manager.

Others present: Scott Cloran, United Entertainment, LLC and Sachia Cloran.

III. INVOCATION

Vice-Chairperson Brown led the Invocation and requested a moment of silence.

IV. PLEDGE OF ALLEGIANCE

Vice-Chairperson Brown led the recitation of the Pledge of Allegiance.

V. MOTION TO APPROVE THE MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION.

A. MOTION TO APPROVE THE FEBRUARY 20, 2019 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION.

Vice-Chairperson Brown asked for a motion to approve the meeting minutes of the Planning and Zoning Commission. Commissioner Peterson made a motion to approve the February 20, 2019 meeting minutes as presented. Commissioner Paulson seconded the motion. The motion was approved with a vote of 4-0.

B. MOTION TO APPROVE THE APRIL 17, 2019 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION.

Vice-Chairperson Brown asked for a motion to approve the meeting minutes of the Planning and Zoning Commission. Commissioner Paulson made a motion to approve the April 17, 2019 meeting minutes as presented. Commissioner Crawford seconded the motion. The motion was approved with a vote of 4-0.

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

None.

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

A. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON PROPOSED CASE NO.: RZ19-003. APPLICATION BY UNITED ENTERTAINMENT, LLC C/O SCOTT CLORAN FOR A ZONING REQUEST ON 0.54 ACRES FROM C-1 (NEIGHBORHOOD COMMERCIAL) TO C-2 (GENERAL COMMERCIAL). SUBJECT PROPERTY IS LOCATED AT 200 E. FRONTIER STREET BOUNDED BY NORTH D STREET TO THE WEST AND STUART BOULEVARD TO THE EAST, ASSESSOR'S PARCEL NUMBERS: 405-03-294, 405-03-295, AND 405-03-296 IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 8 EAST OF THE G&SRB&M, PINAL COUNTY, ARIZONA.

Vice-Chairperson Brown opened the Public Hearing. Mr. Vlaming introduced the case and commented that Mr. Cloran (who was present) has been making improvements on the property and added a public notice had been published in the newspaper and property owners within a 300 foot buffer from the subject parcels were notified of this hearing. Vice-Chairperson Brown expressed he had no questions and asked if anyone else had a question. Hearing none, the public hearing closed.

B. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: RZ19-003. MOTION TO APPROVE, APPLICATION BY UNITED ENTERTAINMENT, LLC C/O SCOTT CLORAN FOR A ZONING REQUEST ON 0.54 ACRES FROM C-1 (NEIGHBORHOOD COMMERCIAL) TO C-2 (GENERAL COMMERCIAL). SUBJECT PROPERTY IS LOCATED AT 200 E. FRONTIER STREET BOUNDED BY

NORTH D STREET TO THE WEST AND STUART BOULEVARD TO THE EAST, ASSESSOR'S PARCEL NUMBERS: 405-03-294, 405-03-295, AND 405-03-296 IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 8 EAST OF THE G&SRB&M, PINAL COUNTY, ARIZONA.

There being no additional comments, Vice-Chairperson Brown asked for a motion to approve, disapprove or other action. Commissioner Crawford made a motion to approve Case No. RZ19-003 as presented and was seconded by Commissioner Peterson with a vote 4-0.

- C. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTE PARTIES ON PROPOSED CASE NO.: CUP19-004. APPLICATION BY UNITED ENTERTAINMENT, LLC C/O SCOTT CLORAN FOR A CONDITIONAL USE PERMIT FOR A BAR AND NIGHT CLUB (ROCK N RODEO) ESTABLISHMENT USE.SUBJECT PROPERTY IS LOCATED AT 200 E. FRONTIER STREET BOUNDED BY NORTH D STREET TO THE WEST AND STUART BOULEVARD TO THE EAST, ASSESSOR'S PARCEL NUMBERS: 405-03-294, 405-03-295, AND 405-03-296 IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 8 EAST OF THE G&SRB&M, PINAL COUNTY, ARIZONA.**

Vice-Chairperson Brown opened the public hearing. Mr. Vlaming gave a summary of the Conditional Use permit request. He added a public notice had been published in the newspaper for this request and property owners within a 300 foot buffer from the subject parcels were notified of this hearing. Hearing no other comments, Vice-Chairperson Brown closed the public hearing.

- D. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: CUP19-004. APPLICATION BY UNITED ENTERTAINMENT, LLC C/O SCOTT CLORAN FOR A CONDITIONAL USE PERMIT FOR A BAR AND NIGHT CLUB (ROCK N RODEO) ESTABLISHMENT USE.SUBJECT PROPERTY IS LOCATED AT 200 E. FRONTIER STREET BOUNDED BY NORTH D STREET TO THE WEST AND STUART BOULEVARD TO THE EAST, ASSESSOR'S PARCEL NUMBERS: 405-03-294, 405-03-295, AND 405-03-296 IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 8 EAST OF THE G&SRB&M, PINAL COUNTY, ARIZONA.**

There being no additional comments, Vice-Chairperson Brown asked for a motion to approve, disapprove or other action. Commissioner Crawford made a motion to approve Case No. CUP19-004 as presented and was seconded by Commissioner Paulson with a Vote 4-0.

VIII. INFORMATIONAL ITEMS:

OVERVIEW OF POTENTIAL MAJOR GENERAL PLAN AMENDMENTS FOR CALENDAR YEAR 2019- Mr. Vlaming gave a power point presentation to the Planning and Zoning Commission of an overview of potential General Plan Amendments for this 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.

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;

Circulation-New Corridor for proposed I-11; inclusion of transit information;

Growth-No;

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

Housing-No;

Environmental Planning-No;

Water Resources-No;

Public Facilities-No;

Downtown Development and Neighborhood Preservation-No;

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

Cost of Development-No; and

Implementation Strategies-Update information.

The schedule for the 2019 Major General Plan Amendments would be 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

- A. REVIEW OF THE DRAFT ECONOMIC DEVELOPMENT STRATEGIC PLAN.-**Mr. Jeff Fairman gave a presentation to the Planning and Zoning Commission. He introduced the names of the project team: Judie Scalise, ESI Corp who is the Principal in charge, and responsible for Stakeholder input, Market Assessment, Target Industry Analysis and Plan Development. Kevin Kugler, Michael Baker International is responsible for

the Industrial Site Assessment, Infrastructure Analysis and Plan Development. Lani Lott, LL consulting, is responsible for the Downtown Assessment, Downtown Property and Business Owner Interviews and Plan Development.

Mr. Fairman reviewed the Planning Process: Stakeholder Input, Market Assessment, Industry Targets and Plan Development. The following were their findings: SWOT Findings-*Strengths*, *Weakness*, *Opportunities* and *Threats*. The *Strengths* are that Eloy is centrally located between Phoenix and Tucson, its proximity to major transportation and rail corridors, existing workforce in production jobs, Central Arizona College, strong civic leadership, concentration of education and civic uses downtown, Downtown festivals and events and the vacant industrial zoned land.

The *Weaknesses* are undefined image and no real brand, aging road infrastructure, absence of new workforce housing stock, slow household growth, shortage of amenities for residents and business, inadequate infrastructure to industrial sites, lack of available industrial buildings absence of regional cooperation and collaboration and under performing schools. For the *Opportunities*, there is a Downtown revitalization and adaptive reuse of old buildings, Downtown façade improvement program, leverage relationships with Sky Dive Arizona for Eloy tourism, target industry attraction, potential “Economic” corridor for electric and autonomous vehicles, new housing development to attract workforce population, transportation planning & improvements, and facilitating shovel ready sites. The *Threats* are economic development fragmentation, growing competition from other cities, majority of sales tax comes from I-10 businesses, majority of property tax comes from correctional institutions, economic stagnation and negative perception cast on the city due to the Eloy Detention Center.

Population growth projection comparison: Eloy household population growth is stagnant. Eloy Age and Gender: 51% are Males and 49% are Females. K-12 Preparation: School achievement scores lag the county and state. Educational Attainment: Eloy higher education attainment falls below Pinal County. Household by Income: Eloy average household income is \$46,627. Occupations: Eloy has a large percentage of its workers employed in Service (31%) and Production (15%) occupations. Unemployment Rate: Eloy’s historical unemployment rate is higher than the County. The Eloy worker inflow and outflow: Live and work in Eloy 478; In-commuters 1,101; and Out-commuters 3,101. He also showed a table of the benchmarking Eloy has against other Pinal County Communities and one benchmarking employment by Industry. Eloy has identified five industrial sites: Sunshine Industrial Park, Toltec Business Park, Houser Road Industrial Park, 10eight Industrial Park and Bool property.

Plan execution-Success will be dependent upon: Alignment of goals and funding priorities among City departments and organizations who have a role to play in the City's economic success; reliable multi-year operating support for the key initiatives, including work that supports job growth, capital improvements that foster economic development, and marketing and promotion; collaboration of the public and private sector partners throughout the community/region to carry out the actions; and oversight will be managed by the Economic Development Manager in consultation with City leadership, including timely updates to City Council, Eloy Planning and Zoning Commission and Downtown Advisory Commission.

Desired outcome: Generate robust job growth within industry clusters by maximizing the assets that Eloy has; continue to leverage the assets of downtown; guide investment in infrastructure and other capital projects to stimulate private sector development and job growth; align workforce development with industry needs; and create the branding to enhance Eloy's image within the market.

IX. COMMUNICATIONS:

A. EX-OFFICIO MEMBER REPORT-None.

B. GOOD OF THE ORDER-Mr. Vlaming communicated the following events:

- No Planning and Zoning Commission in the month of July.
- Next Planning and Zoning Commission is tentatively scheduled for Wednesday, August 21, 2019 at 6:00 p.m.
- Staff is going to look into purchasing tablets for the Commission to use during future meetings.

X. MOTION TO ADJOURN.

Vice-Chairperson Brown asked for a motion to adjourn. Commissioner Crawford made a motion to adjourn and was seconded by Commissioner Paulson. The adjournment passed 4-0 and the meeting adjourned at approximately 7:09 p.m.