



**PUBLIC NOTICE
THE ELOY CITY COUNCIL
Meets
MONDAY, OCTOBER 7, 2019
6:00 PM
ELOY CITY COUNCIL CHAMBERS
595 NORTH C STREET
ELOY, ARIZONA 85131
For a
WORK SESSION**

AGENDA

- I. Call to Order**
- II. Invocation**
- III. Pledge of Allegiance**
- IV. Roll Call**
- V. Business**
 - A. Presentation from Jon Vlaming on Eloy General Plan Amendments, Annexations and Growth Boundaries for Council review and discussion.
 - B. Review and discussion of City policies and strategies relating to the Tier One Environmental Impact Statement (EIS) for the North/South Freeway and other regional transportation initiatives
- VI. Adjournment**

**POSTED BY THURSDAY, OCTOBER 3, 2019, BY 5:00 P.M. AT ELOY CITY HALL,
ELOY POST OFFICE, TROY THOMAS COMMUNITY CENTER, TOLTEC
COMMUNITY/SENIOR CENTER AND CITY WEBSITE: www.elayaz.gov**

Mary Myers, CMC
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT LORENA LaSALDE-RIOS, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF

POSSIBLE, SUCH REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE COUNCIL AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.

CITY OF ELOY

REQUEST FOR COUNCIL ACTION

Agenda Item: **V.A.**

Date: **10/7/2019**

Date submitted:
10/1/2019

Action: Other

Subject: Presentation from Jon Vlaming on Eloy General Plan Amendments, Annexations and Growth Boundaries for Council review and discussion.

Date requested:
10/7/2019

TO: Mayor and City Council

FROM: Jon Vlaming, Community Development Director

RECOMMENDATION:

Presentation from Jon Vlaming on Eloy General Plan Amendments, Annexations and Growth Boundaries for Council review and discussion.

DISCUSSION:

The Council will be presented with information related to the following items:

General Planning

Overview of Major Amendments of the Eloy General Plan in 2019

Overview of a Major Amendment proposed by a Private Property Owner (Peterson Arizona Land and Entitlement Fund (PALEF) (SEC of Sunland Gin Road and Adams St.-approximately 630 acres)

Overview of Major General Plan Amendments/Updates in surrounding communities

Zoning

Proposed Planned Area Development-Peterson Arizona Land and Entitlement Fund (PALEF) (SEC of Sunland Gin Road and Adams St.-approximately 630 acres)

Revised Planned Area Development-sPower (west of Eleven Mile Corner Road, between Cornman and Hanna Roads)

Annexation

SEC of Sunland Gin Road and Adams Road-approximately 49 acres

NEC of Sunland Gin Road and 3rd Street

Eloy Cemetery and surrounding area

FISCAL IMPACT:

There are not any direct fiscal impacts associated with this briefing.

Approved as to Form:

A handwritten signature in blue ink, appearing to read "Stephen R. Cooper". The signature is fluid and cursive, with the first name "Stephen" and last name "Cooper" clearly distinguishable.

Stephen R. Cooper, City Attorney

CITY COUNCIL WORK SESSION

October 7, 2019

A Briefing On:

**General
Planning**

Rezoning

Annexation

**North-South
Freeway DEIS**

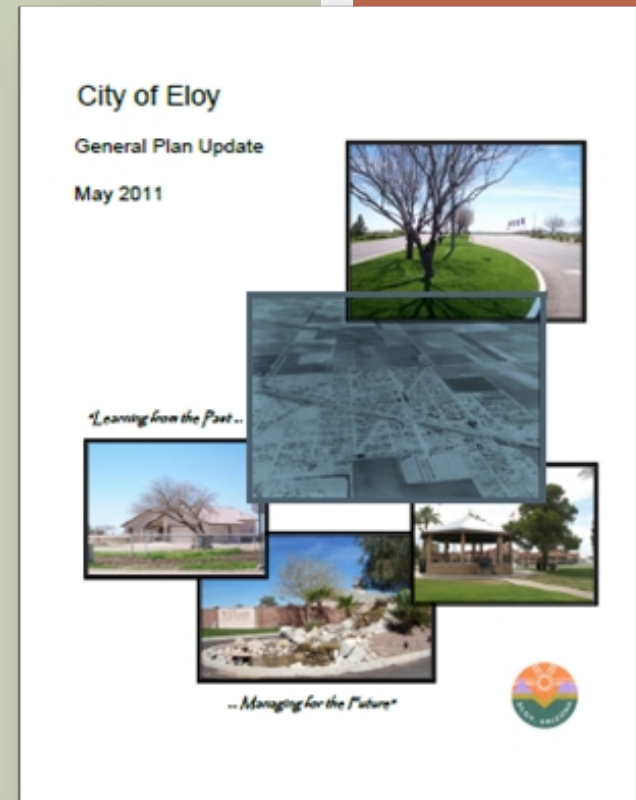
○ Background

- Arizona Revised Statutes (ARS) requires all cities, towns and counties to prepare and adopt a general or comprehensive plan.
- ARS allows amendments-classified as minor or major-as defined by the community.
- Amendments keep the Plan current and a valuable tool to manage future growth and infrastructure investments.
- General plan is an aspirational guide-its not regulatory like zoning.

Article 6	Municipal Planning
9-461	Definitions
9-461.01	Planning agency; powers and duties
9-461.02	Planning commission; creation; limitations
9-461.03	Planning department
9-461.04	Financing
9-461.05	General plans; authority; scope
9-461.06	Adoption and amendment of general plan; expiration and readoption
9-461.07	Administration of general plan
9-461.08	Authority, scope of specific plans
9-461.09	Procedure for adoption of specific plans and regulations
9-461.10	Administration of specific plans and regulations
9-461.11	Extraterritorial jurisdiction; development plans
9-461.12	Joint action; cooperation with state agencies; land and facilities use
9-461.13	Prohibited urban growth management requirements
9-461.14	Public works project planning; utility input; definitions
9-461.15	Requirement of planned community prohibited
9-461.16	Residential housing; requirements; fees; prohibition
9-461.17	Telecommunications utility relocation; cost reimbursement; definitions

○ Major General Plan Amendment Criteria

- 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.

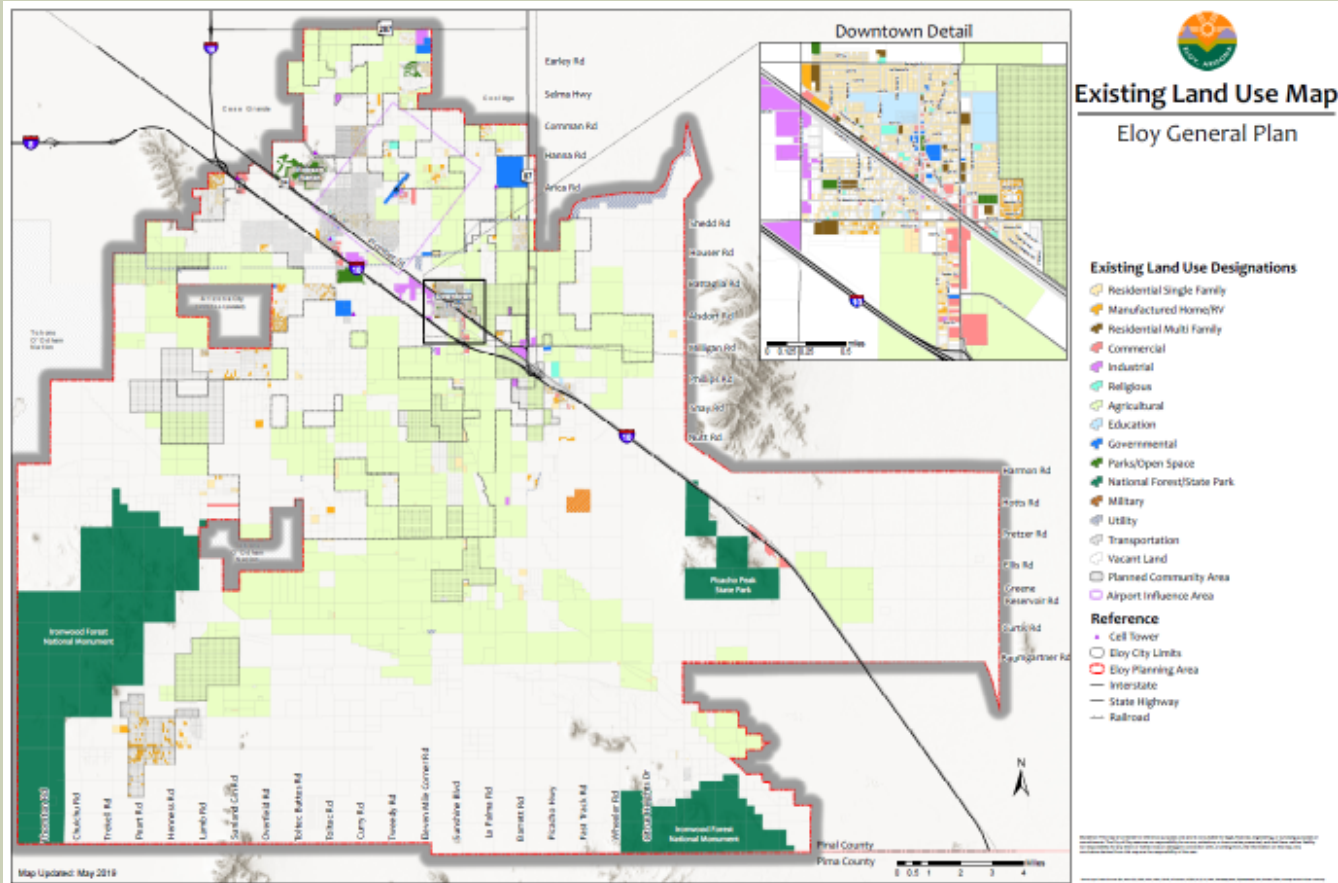


○ Case No. GPA19-001: Plan Element Updates/City of Eloy

	General Plan Element	Major General Plan Amendment in 2019?	Components	Comments
▲	Introduction	Yes	Updated Information	Original information from 2011
▲	Amendments and Process	Yes	Updated Information	Original information from 2011
▲	Land Use	Yes	Planned Community Area definition	Amended in 2018
▲	Circulation	Yes	New Corridor for proposed I-11; inclusion of transit information	Amended in 2018
	Growth	No		Amended in 2016
▲	Parks, Open Space and Trails	Yes	Significantly Updated Text and Maps	Original Element from 2011
	Housing	No		Amended in 2016
	Environmental Planning	No		Amended in 2018
	Water Resources	No		Amended in 2018
	Public Facilities	No		Amended in 2018
	Downtown Development and Neighborhood Preservation	No		Amended in 2018
▲	Economic Prosperity	Yes	Based on directions framed in the Economic Development Strategic Plan	Original Element from 2011
	Cost of Development	No		Amended in 2018
▲	Implementation Strategies	Yes	Updated Information	Original information from 2011

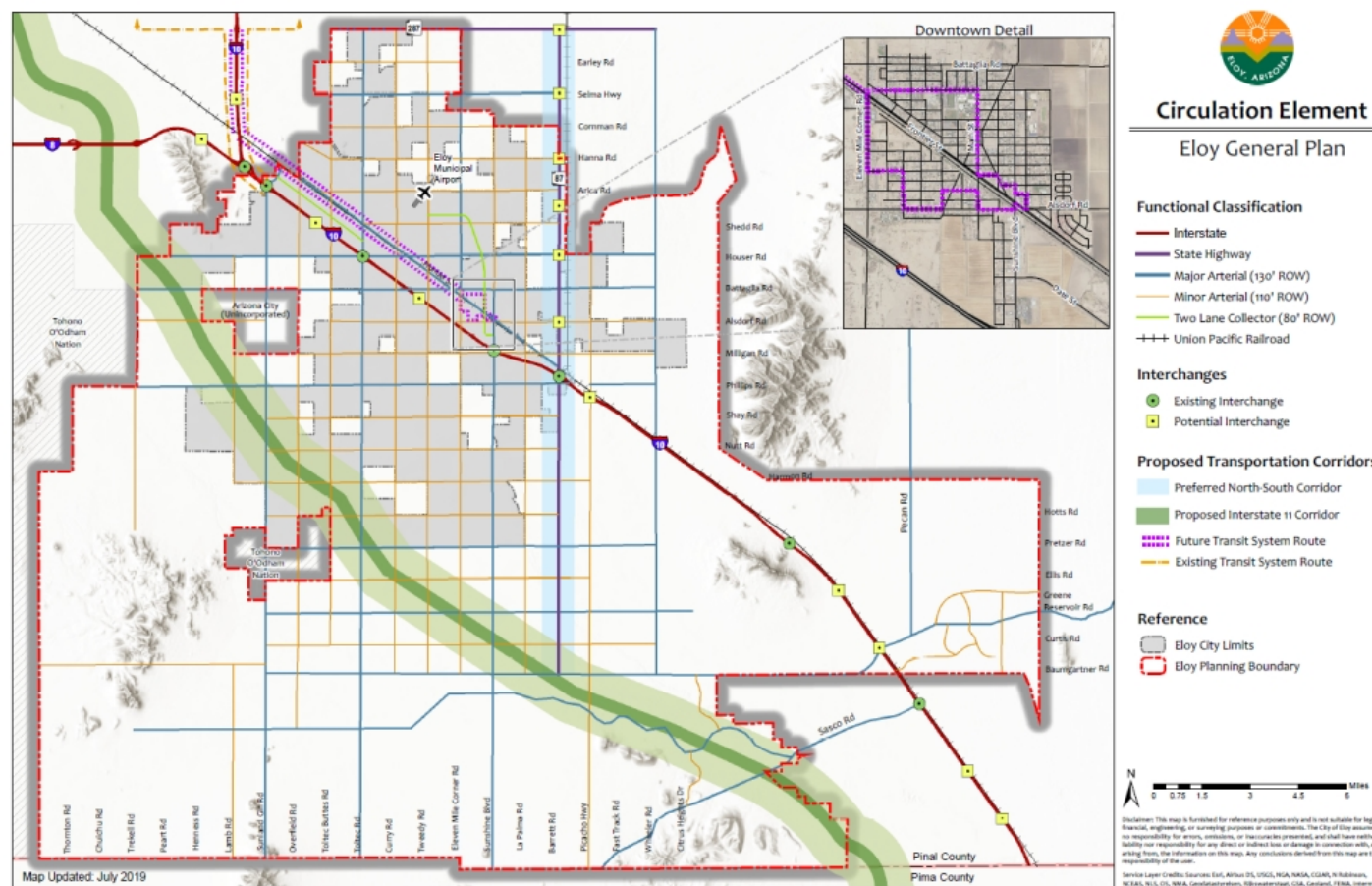
○ Land Use Element

- Revised Definition of Planned Community Area
- Inclusion of Existing Land Use Map



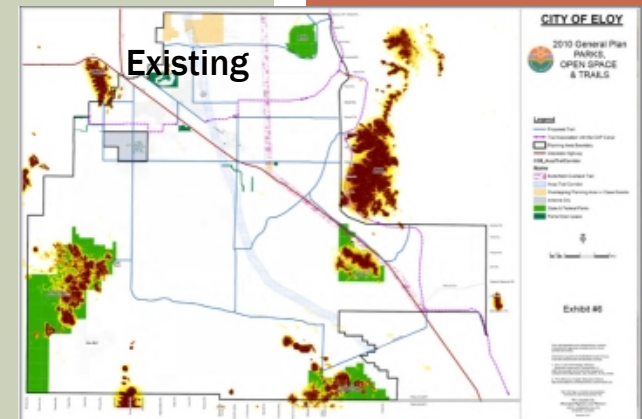
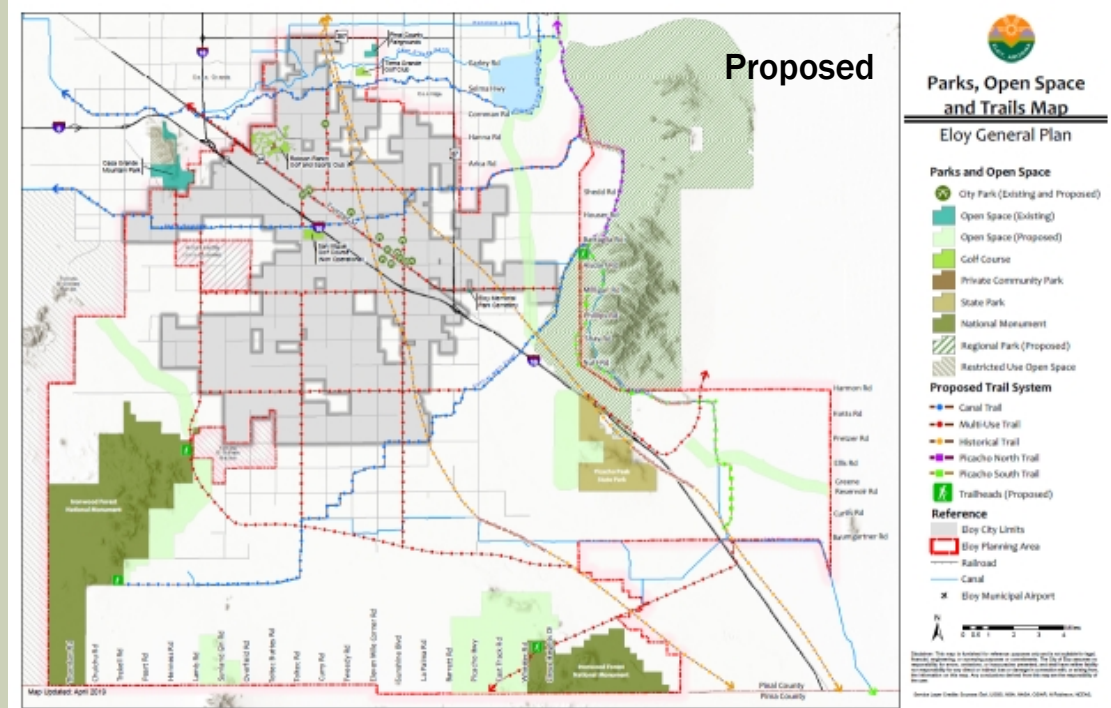
○ Circulation Element

- **Revision of I-11 Corridor**
- **Inclusion of Transit Information from Transit Feasibility Study**



○ Parks, Open Space and Trails Map

- Updated Text
- Updated Maps



- Based on Economic Development Strategic Plan
- Updated Text and Maps

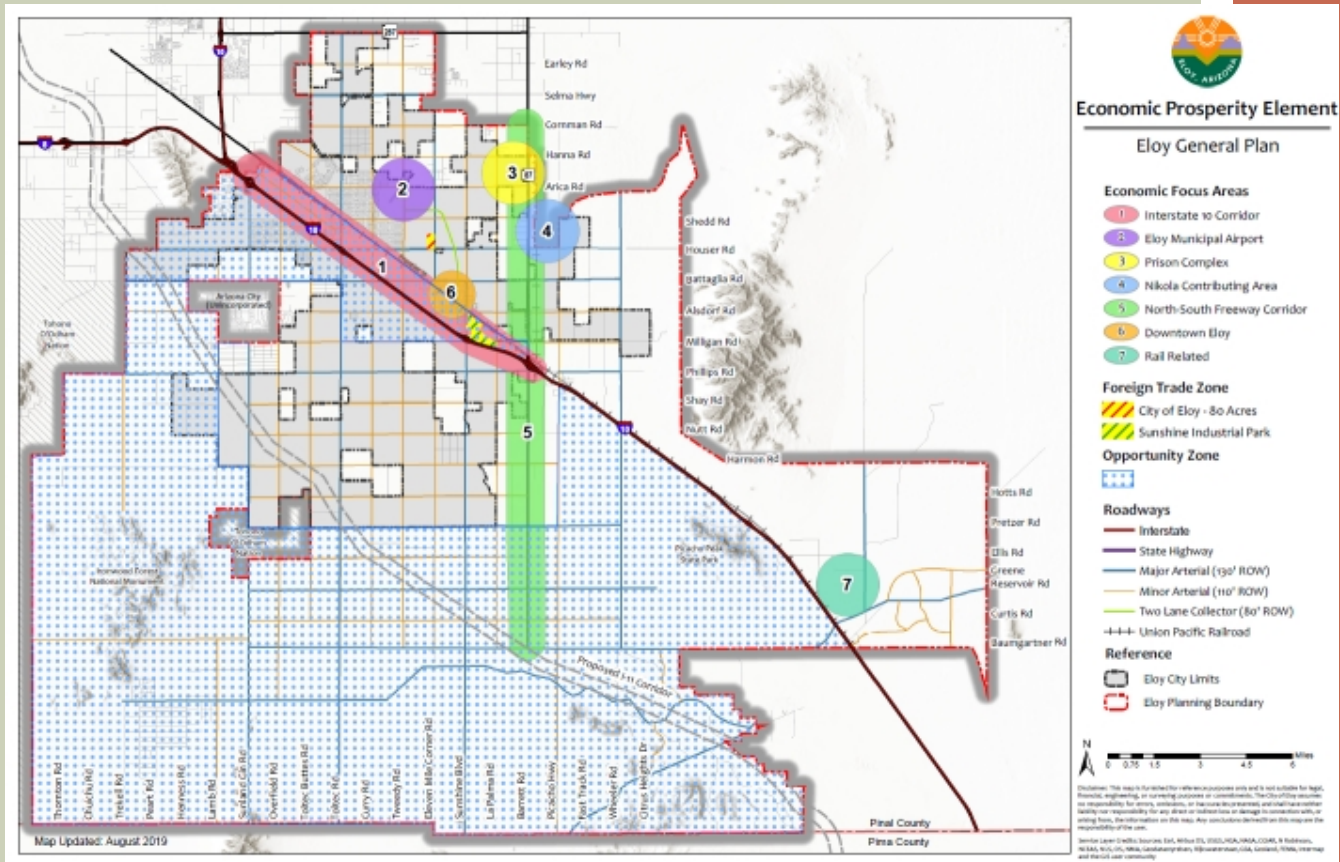
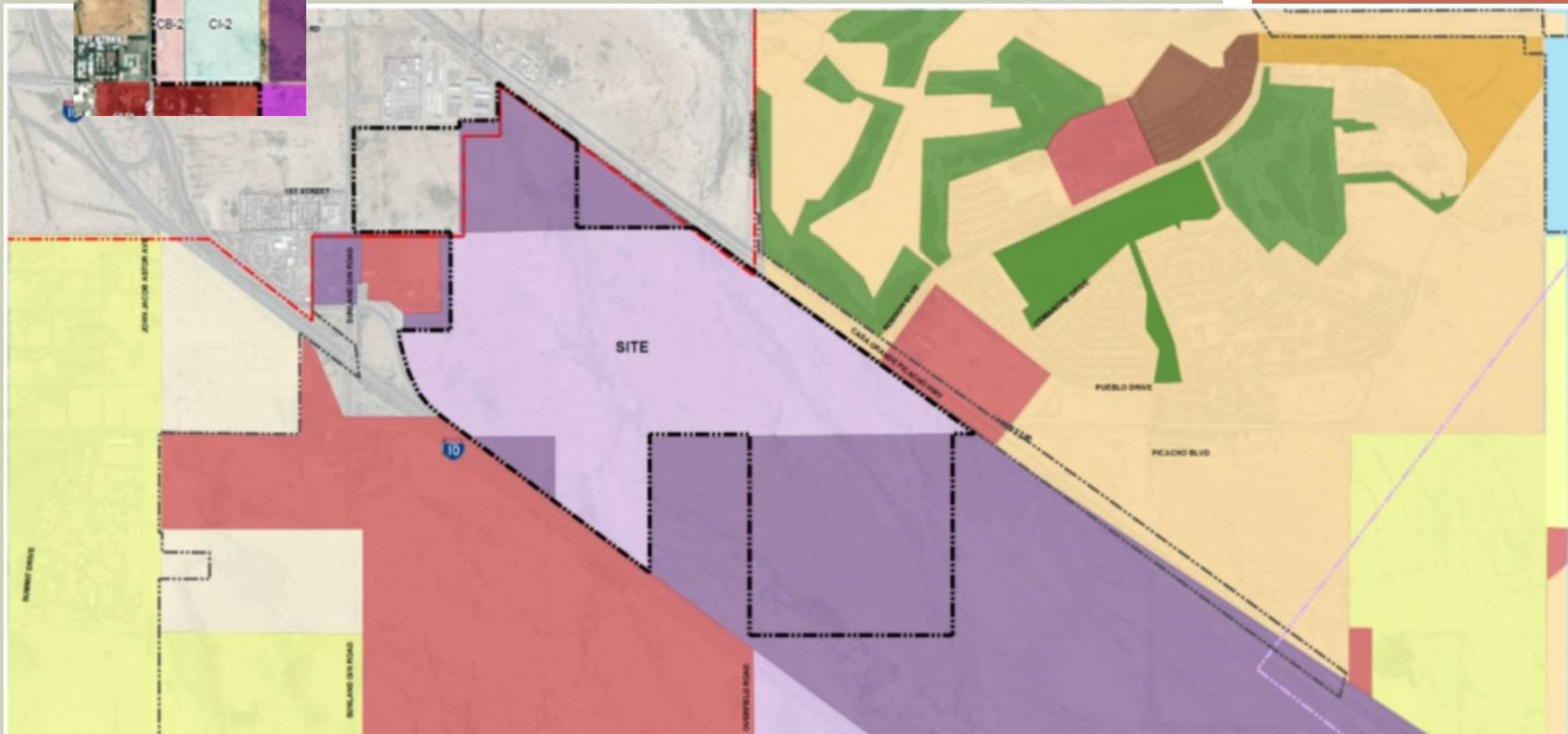


Figure 1



interstate 10|8 business park
Exhibit 1 - Aerial & Vicinity Map





General Plan Map

LEGEND

Residential

- Estate Density Residential (0.2-1.0 du/ac)
- Low Density Residential (1.0-3.0 du/ac)
- Medium Density Residential (3.0-6.0 du/ac)

- Med-High Density Residential (6.0-10 du/ac)
- High Density Residential (10-24 du/ac)

Commercial

- Neighborhood Commercial
- Community Commercial

Industrial

- Light Industrial
- General Industrial

Other

- Parks/Open Space
- Mixed Use
- Public/Institutional

- Planned Community Area
- Airport Influence Area
- Eloy City Limits
- Eloy Planning Area

ELOY 10-8 CENTER General Plan Map



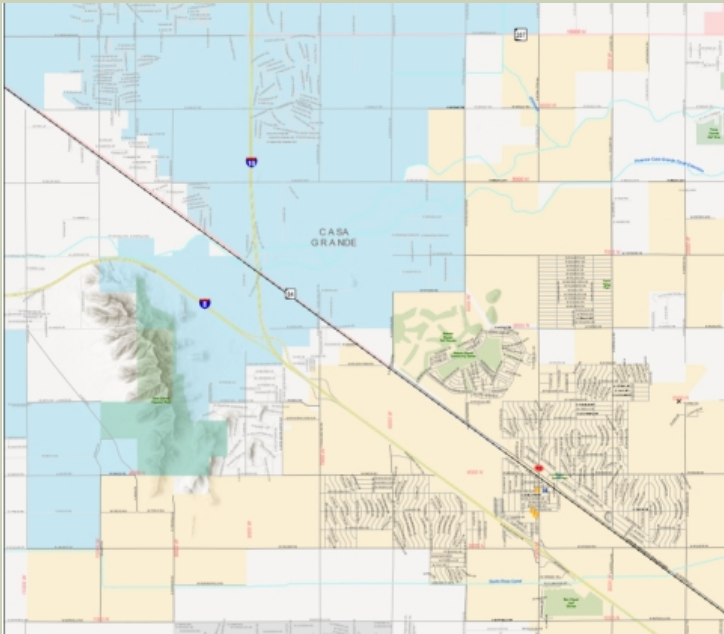
○ General Plan Major Amendment Schedule

- 7/26 Applicant Submittal
- 8/1 - 9/30 60-day Review
- Sept. 26th Neighborhood Meeting
Robson (10/8 Submittal)
- Oct 2nd Open House (City and Hunter Engineering
City Hall Major General Plan Amendments (MGPA)
- 10/16 Planning and Zoning Commission Public
Hearing/Possible Action
 MGPA
- 11/12 City Council Public Hearing (No Action)
 MGPA
- 11/25 City Council (Action)
 Annexation
 MGPA
 Rezoning

○ Surrounding Community Major Amendment/Update Activities

○ Casa Grande

- Updating entire General Plan



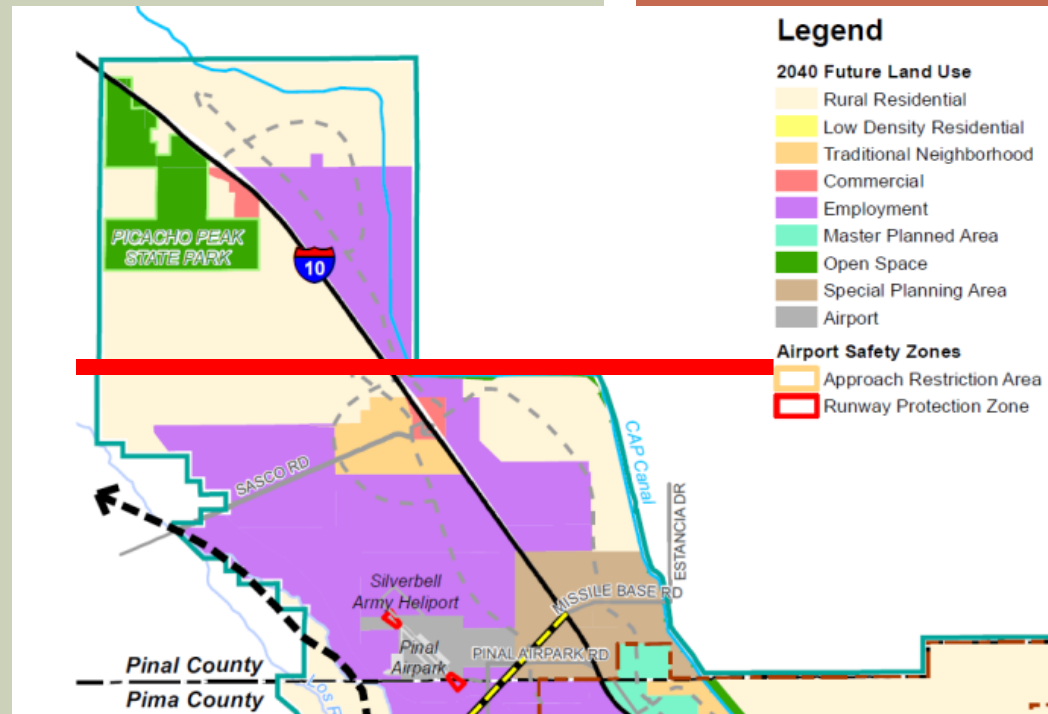
- »» Land Use
- »» Housing
- »» Parks, Open Space, Trails and Recreation
- »» Energy
- »» Community Amenities
- »» Environmental Planning and Conservation
- »» Cost of development
- »» Water and Wastewater Resources
- »» Community Mobility
- »» Economic Development
- »» Growth Areas
- »» Implementation Strategy

 Marana

- ### Legend

- Rural Residential
- Low Density Residential
- Traditional Neighborhood
- Commercial
- Employment
- Master Planned Area
- Open Space
- Special Planning Area
- Airport

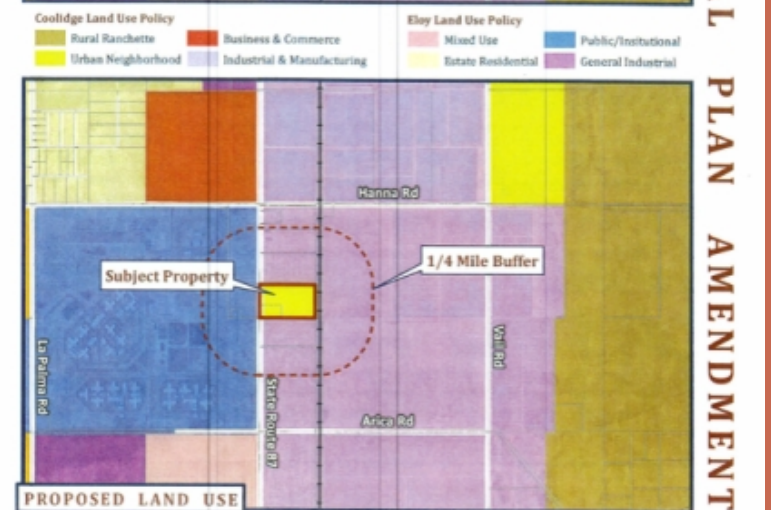
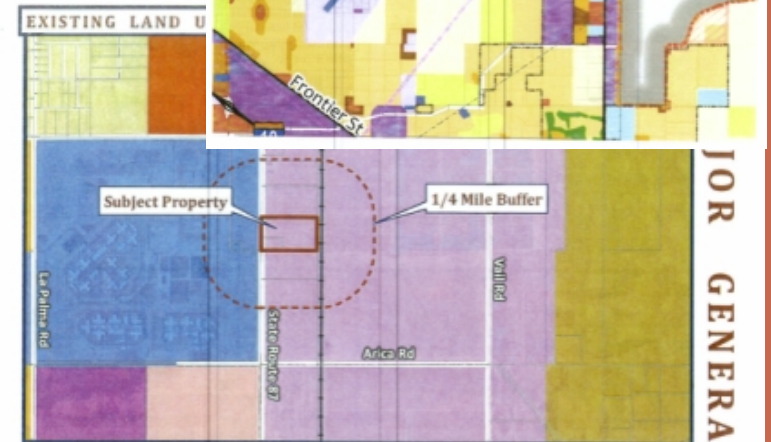
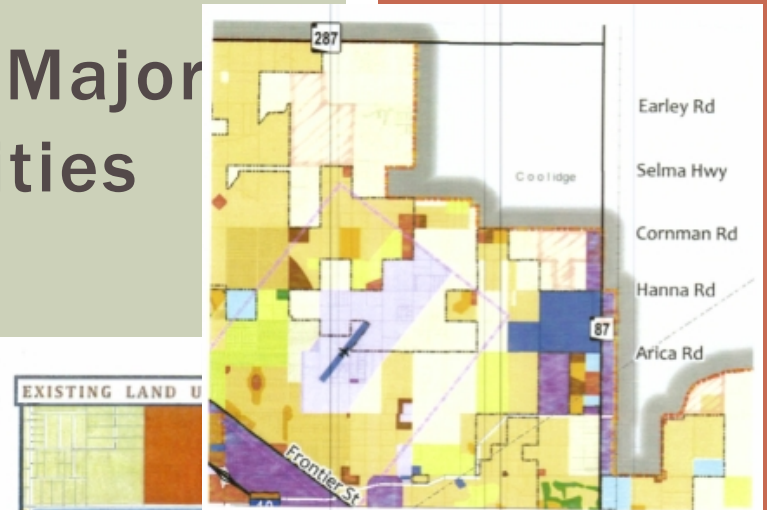
Approach Restriction Area
Runway Protection Zone



○ Surrounding Community Major Amendment/Update Activities

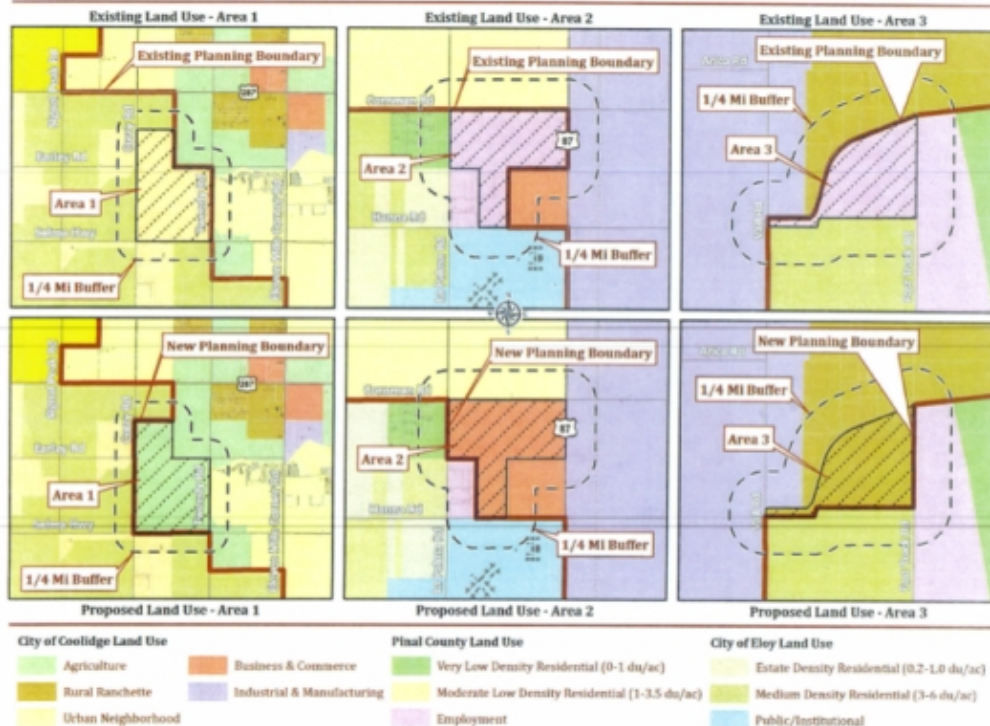
○ Coolidge

■ Major General Plan Amendments



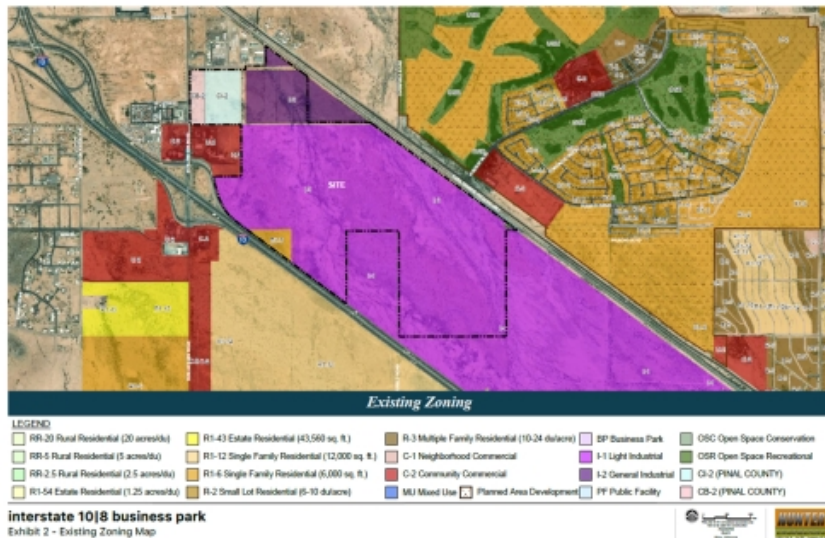
FOR GENERAL PLAN AMENDMENT

MAJOR GENERAL PLAN AMENDMENT



○ Case No. RZPAD-018: 10|8 Business Park/Hunter Engineering

- Establish I-2 as base zoning
- Submit a PAD for consideration



interstate 10|8 business park
Proposed Rendered Site Plan

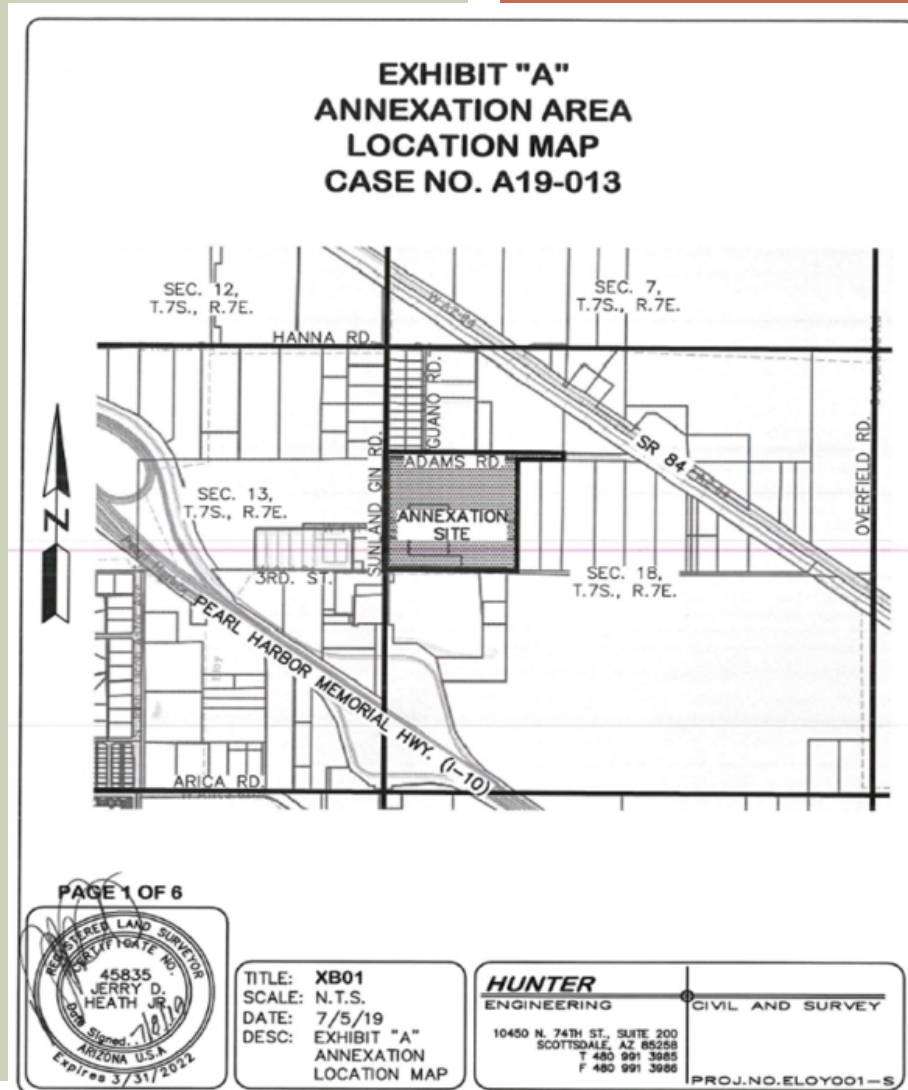
○ Case No. RZPAD-019: Central Line Solar Project-sPower

- Amend the existing Villages of Eloy PAD for consideration
- Neighborhood Meeting: 10/17 at Estrella Community Church 5:30 – 8 pm



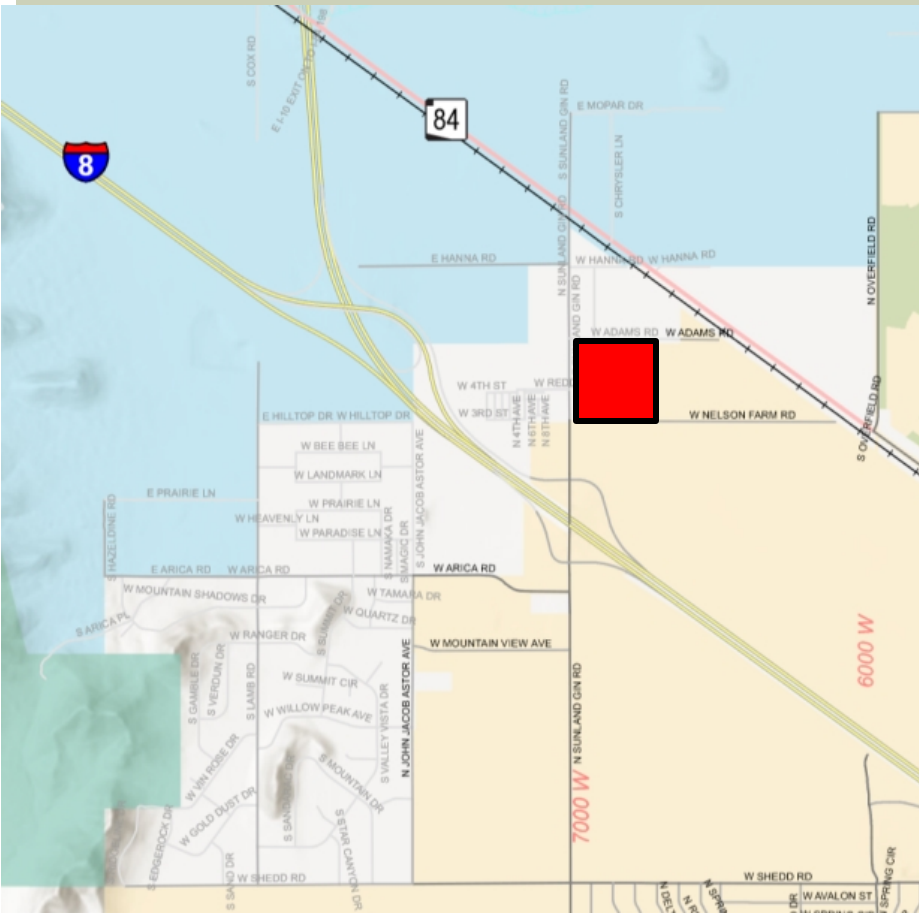
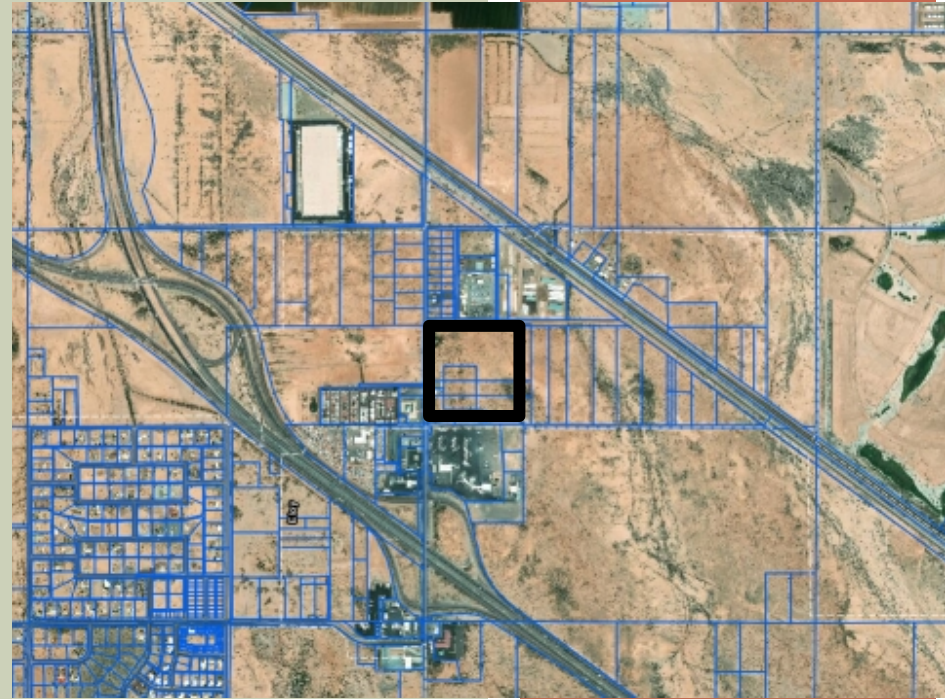
○ Annexations

- 10|8 Business Park
 - 49 acres
 - Public Hearing: 8/13
 - Council: 11/25

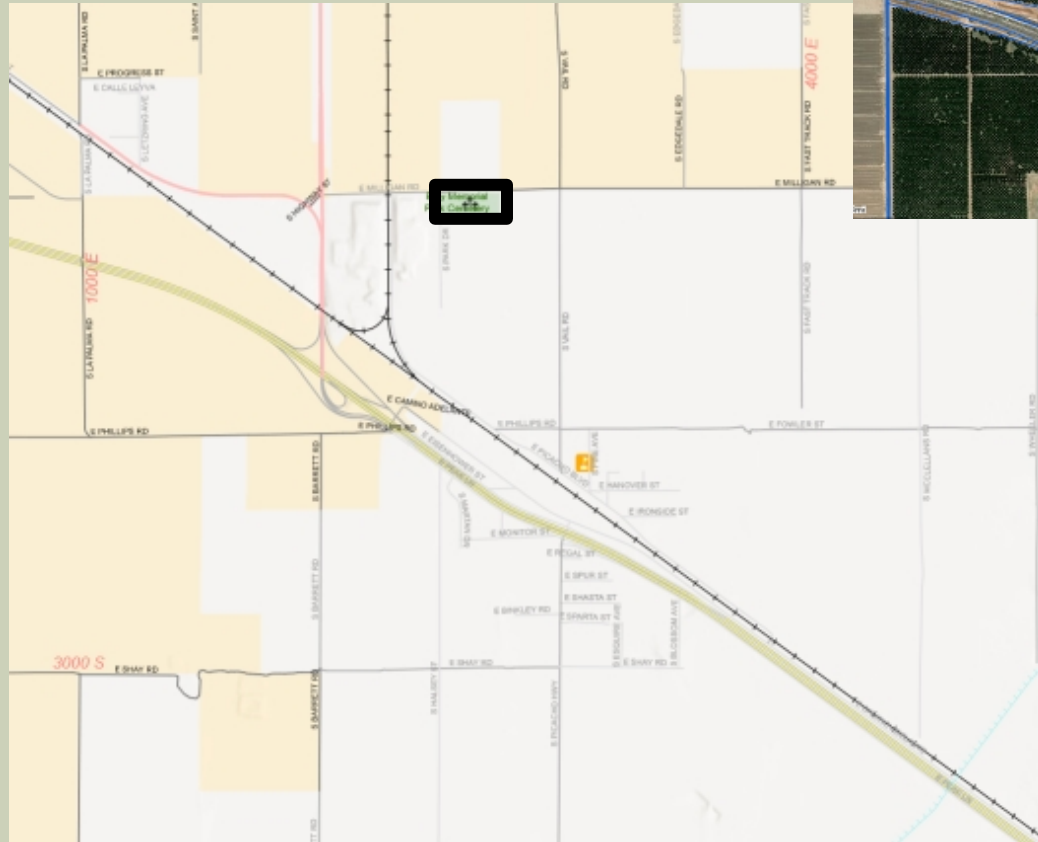


○Annexations

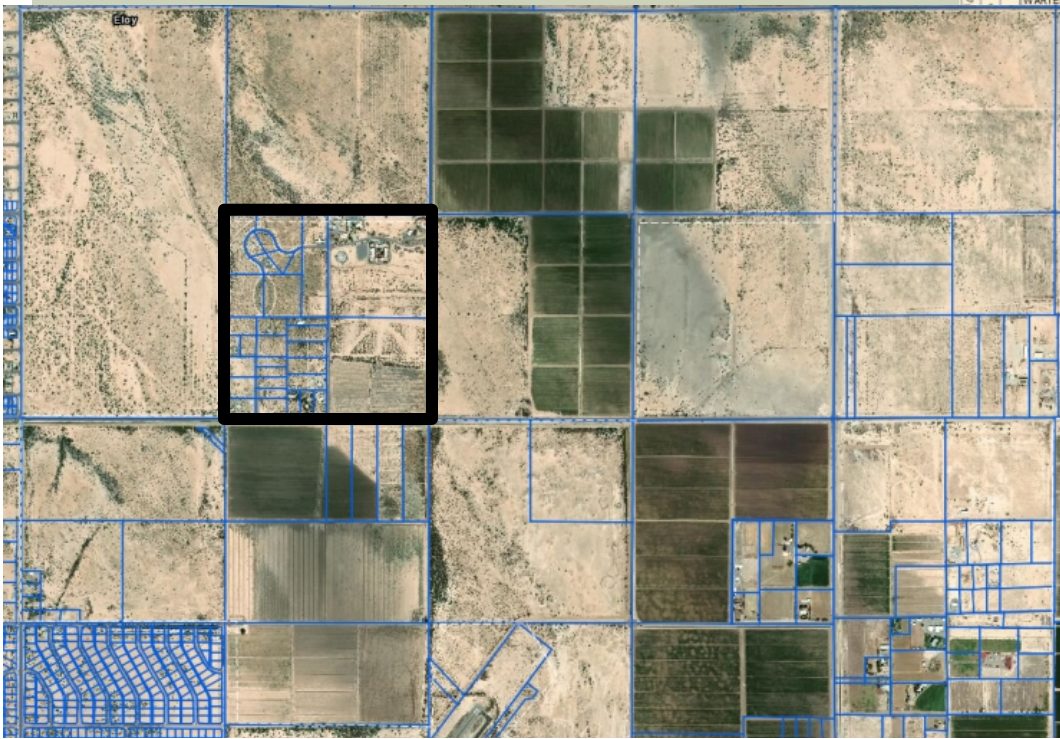
○Sunland Gin East



Cemetery Area



○ Ba'hai Area



QUESTIONS & ANSWERS

CITY OF ELOY REQUEST FOR COUNCIL ACTION

Agenda Item: **V.B.**

Date: **10/7/2019**

Date submitted:
10/1/2019

Action: Other

Subject: Review and discussion of
City policies and strategies relating to
the Tier One Environmental Impact
Statement (EIS) for the North/South
Freeway and other regional
transportation initiatives

Date requested:
10/7/2019

TO: Mayor and City Council

FROM: Jon Vlaming, Community Development Director

RECOMMENDATION:

Council to review City policies and strategies relating to the Tier One Environmental Impact Statement (EIS) for the North/South Freeway and other regional transportation initiatives impacting the City of Eloy.

DISCUSSION:

Jon Vlaming, Community Development Director, will provide a briefing on City policies and strategies relating to the Tier One Environmental Impact Statement (EIS) for the North/South Freeway and other regional transportation initiatives impacting the City of Eloy.

FISCAL IMPACT:

There is no fiscal impact with this briefing.

Approved as to Form:



Stephen R. Cooper, City Attorney

CITY COUNCIL WORK SESSION

October 7, 2019

**Regional
Transportation
Initiatives**

Existing Regional Transportation System Projects

- General Plan-Circulation Element
 - I-11 Corridor
 - North South Freeway
 - I-10 Widening



- Interstate 10 Widening
- 26 mile corridor (Loop 202-SR387)
- Last link of 4 lanes from Chandler to Tucson-six lanes south of SR 387
- Design Concept Report (DCR) Under Way

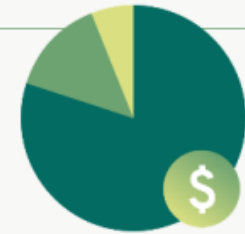
FY 2025

FY 2023



Funding Sources

- ADOT Committed Funding (\$50M)
- MAG Committed Funding (\$112M)
- Additional Funding (yet to be quantified or identified)



Draft Environmental Impact Statement (D/DEIS)

Table S-4. Full-length action corridor alternatives

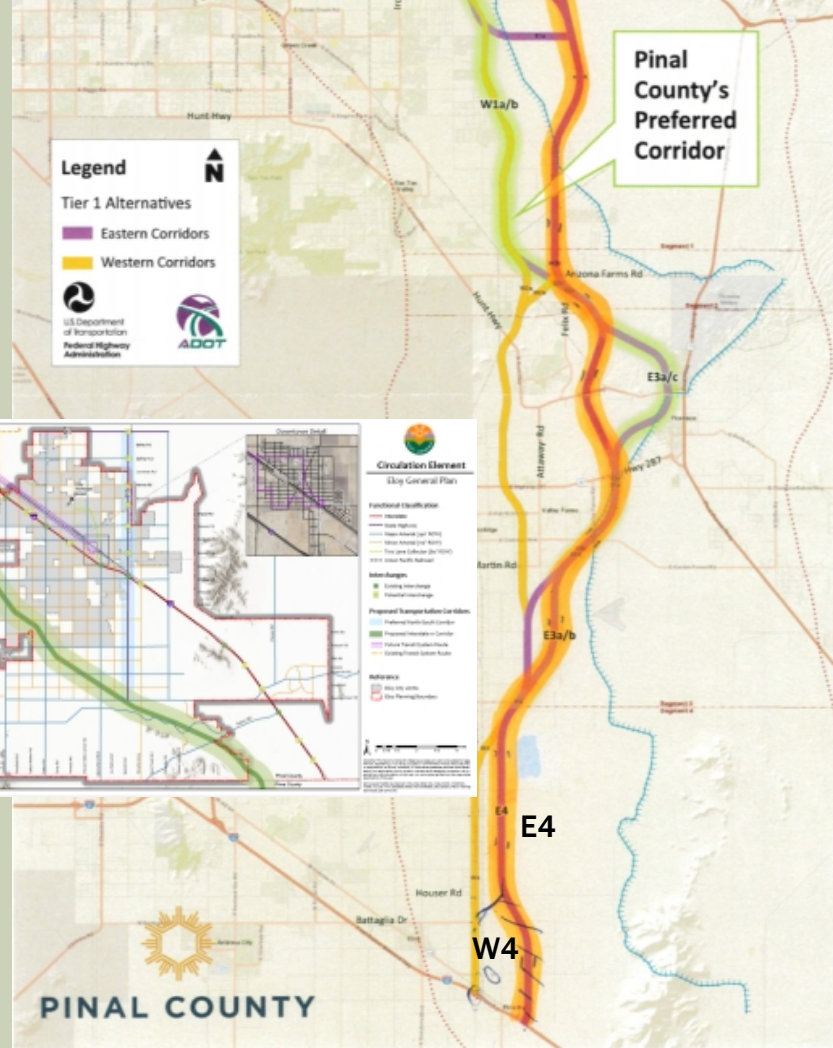
Alt.	Option 1	Option 2	Option 3	Option 4
1	W1a, W2a, W3, W4	W1b, W2a, W3, W4	— ^a	—
2	W1a, E2b, E3a or E3c, W4	W1b, E2b, E3a or E3c, W4	W1a, E2b, E3b or E3d, W4	W1b, E2b, E3b or E3d, W4
3	W1a, E2b, E3a or E3c, E4	W1b, E2b, E3a or E3c, E4	W1a, E2b, E3b or E3d, E4	W1b, E2b, E3b or E3d, E4
4	W1a, W2a, W3, E4	W1b, W2a, W3, E4	—	—
5	E1a, W2b, W3, W4	E1b, W2b, W3, W4	—	—
6	E1a, E2a, E3a or E3c, W4	E1b, E2a, E3a or E3c, W4	E1a, E2a, E3b or E3d, W4	E1b, E2a, E3b or E3d, W4
7	E1a, E2a, E3a or E3c, E4	E1b, E2a, E3a or E3c, E4	E1a, E2a, E3b or E3d, E4	E1b, E2a, E3b or E3d, E4
8	E1a, W2b, W3, E4	E1b, W2b, W3, E4	—	—

^a not applicable

Table S-6. Cooperating and participating agency preferences for an action corridor alternative

Agency	Full-length action corridor alternative								Stated preferences
	1	2	3	4	5	6	7	8	
Arizona Game and Fish Department	X								W1a, W2a, W3, W4
Arizona State Land Department							X		E1b, E2a, E3b, E4
City of Apache Junction					X	X			E1b, E2a, E3a; no preference in Segment 4
City of Coolidge			X				X		No preference in Segments 1 and 2; E3a or E3b; E4
City of Elroy	X	X			X	X			No preference in Segments 1, 2, and 3; W4
City of Mesa	X	X	X	X					W1a; no preference in Segments 2, 3, and 4
Flood Control District of Maricopa County									—
Phoenix-Mesa Gateway Airport Authority	X	X	X	X					W1a or W1b; no preference in Segments 2, 3, and 4
Pinal County		X	X						W1b, E2b, E3a or E3c; no preference in Segment 4
Salt River Project					X	X			E1b, E2a, E3a or E3c; no preference in Segment 4
Town of Queen Creek	X	X	X	X					W1a; no preference in Segments 2, 3, and 4
Four Southern Tribes				X			X		E1b, W2b, W3; no preference in Segment 4 ^a
U.S. Army Corps of Engineers									—
U.S. Bureau of Land Management									—
U.S. Bureau of Reclamation			X						W1a or W1b; E2a, E2b, or W2a; E3b, E3d, or W3; E4
U.S. Environmental Protection Agency	X								W1a, W2a, W3, W4

NORTH-SOUTH CORRIDOR STUDY: Proposed New Transportation Route in Pinal County



○ Segment 4 Summary

Segment 4

Two action corridor alternatives (E4 and W4) are under consideration in Segment 4, and a summary of how the alternatives perform in comparison with each other is presented below.

Transportation and Traffic Operations

As modeled, average weekday traffic volumes on the Segment 4 alternatives are greatest with the W4 Alternative, the difference being a function of whether the Corridor is east or west in Segment 1 (the W1a Alternative would generate the most traffic in Segment 4, while the E1a and E1b Alternatives would generate the least traffic in Segment 4). The W4 Alternative is 11.7 miles long, while the E4 Alternative is 12.8 miles long. Where the W4 Alternative is coincident with SR 87, access would need to be provided to properties along the route.

Land Use Planning

The City of Coolidge has identified a preferred alternative in its *2025 General Plan* that is similar to the E4 Alternative. The *Eloy 2010 General Plan Update Circulation Element* map shows the City's preferred alternative as the W4 Alternative.

In Segment 4, both alternatives are within 2 miles of moderate population and employment; however, the W4 Alternative is near more activity centers because it is closer to the developed parts of Eloy. The City of Coolidge anticipates the development of the Inland Port Arizona and Pinal Logistics Park east of SR 87 in its incorporated area.

Human Environment

Both Segment 4 alternatives would potentially adversely affect community facilities, but the W4 Alternative would also potentially adversely affect minority and low-income populations. The W4 Alternative would have a moderate risk of both residential and business displacements. The E4 Alternative would have a low risk of residential and business displacements. Both alternatives have a high risk of farmland impacts.

○ Segment 4 Summary

Built Environment

In Segment 4, both alternatives would have a moderate risk of impacts on existing and planned parks and recreational facilities. The W4 Alternative would have a moderate risk of noise impacts, whereas the E4 Alternative would have a minimal risk of noise impacts. Both alternatives would have a moderate risk of impacts on archaeological resources. However, the W4 Alternative would have a moderate risk of

September 2019 | S-21

Tier 1 Draft Environmental Impact Statement
North-South Corridor Study

impacts on known historic districts, buildings, or structures, while the E4 Alternative would have no risk. The Southern Pacific Railroad Main Line Sunset Route intersects the E4 and W4 Alternatives. The Southern Pacific Railroad Wellton-Phoenix-Eloy Line intersects the W4 Alternative. The Casa Grande Canal intersects the E4 and W4 Alternatives. The Florence-Casa Grande Canal Extension intersects the E4 and W4 Alternatives. The El Paso Natural Gas Pipeline No. 1007 intersects the E4 and W4 Alternatives.

Natural Environment

Both alternatives in Segment 4 would have a high risk of land subsidence or earth fissure impacts. The biological conditions are about the same, with both alternatives having a low risk of impacts on wildlife, wildlife habitat, conservation and wildlife management land, and protected plant species. Also, both Segment 4 alternatives would have a minimal number of ephemeral drainage crossings. The E4 Alternative would have a moderate risk of floodplain encroachment, while the W4 Alternative would have no risk of floodplain encroachment.

Stakeholder Input

Of the five agencies that provided preferences in Segment 4, the E4 Alternative was preferred by three agencies and the W4 Alternative was preferred by two agencies. The Four Southern Tribes did not identify a preferred alternative in Segment 4. In Segment 4, the greatest public preference and opposition was registered for the W4 Alternative (12 positive comments and 2 negative comments), compared with the E4 Alternative, which received 7 positive comments and 1 negative comment.

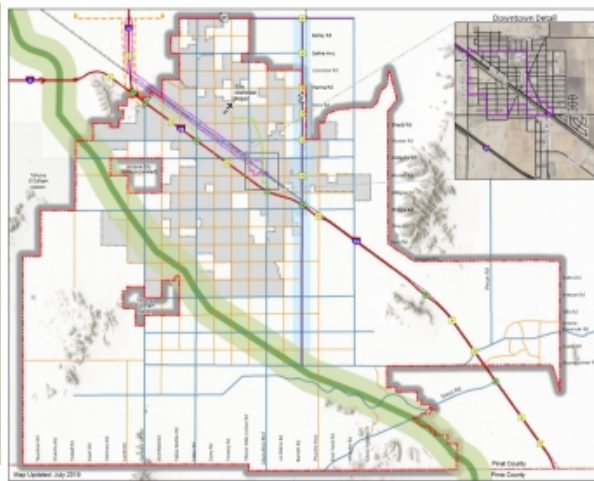
○ Preferred Alternative Objectives

- Enhance the transportation network to accommodate existing and future populations.
- Improve access to future activity centers.
- Improve regional mobility.
- Provide an alternative to avoid congestion on I-10.
- Improve north-to-south connectivity.
- Integrate the region's transportation network.
- Protect and enhance the natural environment along the Corridor.
- Support local and regional land use plans and preservation goals.
- Support equitable economic opportunities.
- Complement other planned transportation improvements along new and established corridors in the study area.

NORTH-SOUTH CORRIDOR STUDY: Proposed New Transportation

Frye Road Alignment

Pinal County's Preferred Corridor



○ Preferred Alternative Objectives Achievement

Segment 4

Both alternatives in Segment 4 would meet the proposed action's purpose and need to improve regional mobility, connectivity, and access to future activity centers.

In Segment 4, the E4 Alternative would result in a lower risk of impacts on the human and built environments. Considering the natural environment, neither Segment 4 alternative outperforms the other across all performance measures. The risk of impacts on Section 4(f) properties is higher with the W4 Alternative than with the E4 Alternative.

In considering the other desirable outcomes of the proposed action, both alternatives would similarly protect the natural environment, support equitable economic opportunities, and complement other planned transportation improvements in the study area. However, the E4 Alternative would better support regional land use plans.

Considering the proposed action objectives, the results of the analysis of potential impacts showing the E4 Alternative resulting in fewer environmental impacts, other desirable outcomes, and the preliminary LEDPA determination the E4 Alternative is the preferred action corridor alternative in Segment 4.

Under **Section 4(f)** of the U.S. Department of Transportation (USDOT) Act of 1966, projects that receive funding or approval by any U.S. DOT agency must avoid impacts to **Section 4(f) properties**. These **properties** include public parks and recreation lands, wildlife and waterfowl refuges, and historic sites.

○ North South Freeway D/EIS Schedule

■ 10/10 Open House
(Community Room/5:30 pm)

■ 10/29 Comments Due

30 210 F FRIDAY, 09.06.19 F AZCENTRAL.COM

Provide Your Input! NORTH-SOUTH CORRIDOR STUDY DRAFT TIER 1 ENVIRONMENTAL IMPACT STATEMENT PUBLIC HEARINGS AND OPEN HOUSE

PROJECT DESCRIPTION

The Arizona Department of Transportation (ADOT) is conducting an environmental study in Pinal County, known as the North-South Corridor Study Tier 1 Environmental Impact Statement (EIS). The Tier 1 environmental review process considers a range of corridor alternatives and the No-Build (do nothing) Alternative. The proposed corridor spans approximately 55 miles between U.S. 60 in Apache Junction and Interstate 10 in Eloy, passing through the City of Coolidge, town of Florence, and portions of unincorporated Pinal County along the way.

The corridor alternatives studied include an Eastern Alternative with options, a Western Alternative with options, and a combination of both to avoid, mitigate, and minimize environmental impacts. While other alternatives were evaluated in the earlier stages of this study, they were eliminated from further study.

REVIEW THE DRAFT TIER 1 EIS DOCUMENT

The Tier 1 Draft EIS will be published by ADOT and available for public comment September 6 through October 29. The Draft Tier 1 EIS recommends Alternative 7, with the ETb and E3b Options, as the Preferred Corridor Alternative.

The Draft Tier 1 EIS can be reviewed at the following repository locations or on the study website at azdot.gov/northsouthstudy.

REPOSITORY LOCATIONS

- **Eloy Santa Cruz Library**
1000 N. Main Street, Eloy, AZ 85131 | 520.466.3814
- **Coolidge Public Library**
160 W. Central Avenue, Coolidge, AZ 85128 | 520.723.6090
- **Florence Community Library**, 778 N. Main Street, Florence, AZ 85132 | 520.868.7500
- **Apache Junction Public Library**
1177 N. Idaho Road, Apache Junction, AZ 85142 | 602.652.3000
- **Queen Creek Library**
21802 S. Ellsworth Road, Queen Creek, AZ 85143 | 602.652.3000

FOR MORE INFORMATION AND TO COMMENT ON THE DRAFT TIER 1 EIS

Submit your comments on the North-South Corridor Study Tier 1 EIS during the public review and comment period: **September 6 through October 29, 2019**. All comments received during the public comment period will be documented and responded to in the Final Tier 1 EIS. All comment methods are considered equal.

Pursuant to Title VI of the Civil Rights Act of 1964, the Americans with Disabilities Act (ADA) and other nondiscrimination laws and authorities, ADOT does not discriminate on the basis of race, color, national

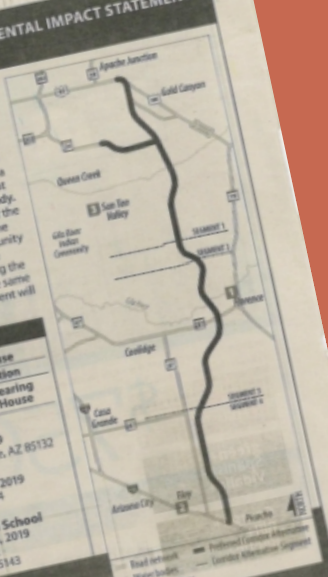
PUBLIC HEARINGS AND OPEN HOUSES

Three public hearings and open houses will present information on the Draft Tier 1 EIS, Preferred Corridor Alternative and accept formal public comments. Attendees will be able to verbally submit comments (limited to three minutes) to a court reporter in front of the study team panel or in writing on a comment form or online at azdot.gov/northsouthstudy. All attendees signed up to speak in front of the hearing panel and court reporter before the close of the meeting will have the opportunity to do so. Project related questions will be answered by study team members during the open house portion of the meeting. The same information and opportunity for comment will be available at each public hearing.

AGENDA

	Open House
5:30-6:00 PM	Presentation
6:00-6:30 PM	Public Hearing & Open House
6:30-7:30 PM	

- 1 Florence High School**
Tuesday, October 1, 2019
1000 S. Main St., Florence, AZ 85132
- 2 Eloy City Hall**
Thursday, October 10, 2019
595 North C St., Ste. 104
Eloy, AZ 85131
- 3 Poston Butte High School**
Tuesday, October 15, 2019
52375 N. Gonzalez Rd.
San Tan Valley, AZ 85143



Legend: Road network, Main Street, Preferred Corridor Alternative, Corridor Alternative Segments, Hearing locations

QUESTIONS & ANSWERS