CITY OF ELOY

THE CITY OF ELOY
PLANNING & ZONING COMMISSION MEETING
Wednesday, April 15, 2020, 6:00 PM
Eloy City Council Chambers-City Hall
595 North C Street
Eloy, Arizona 85131

AGENDA

I. Call to Order

II. Roll Call

III. Invocation

IV. Pledge of Allegiance

V. Motion to approve the December 18, 2019 meeting minutes of the Planning and Zoning Commission

A. Meeting Minutes

VI. Old Business: Possible discussion and/or action on the following:

VII. New Business: Possible discussion and/or action on the following:

A. Conduct a Public Hearing for a Preliminary Plat for Robson Ranch Unit Twenty "D" (20D) subdividing 7.16 acres into 41 lots

B. Nominate and elect a Chairperson to serve for the 2020 calendar year

C. Nominate and elect a Vice Chairperson to serve for the 2020 calendar year

D. Conduct Public Hearing to consider the 2020 Eloy General Plan Readoption

VIII. Informational Item:

IX. Communications:

X. Motion to Adjourn

POSTED BY THURSDAY, APRIL 9, 2020 AT 5 PM AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS COMMUNITY CENTER, TOLTEC COMMUNITY/SENIOR CENTER AND CITY WEBSITE: www.eloyaz.gov

Mary Myers, CMC, CPM
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 COMMISSION AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.

MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, December 18, 2019
6:00 p.m.

I. CALL TO ORDER

Chairperson Marlo Schuh called the meeting to order at 6:04 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
- Commissioner Steve Paulson
- Commissioner Kirk Tatom
- Commissioner John Peterson
- Ex-Officio Daniel Snyder

Members Absent:

- Vice-Chairperson Larry Brown (excused)
- Commissioner Allen Crawford (excused)

Staff present:

- Jon Vlaming, Community Development Director
- Belinda Lopez, Planner
- Jerry Stabley, Planning Manager

Others present:

- J.W. Tidwell, Council Member
- Natasha Tidwell, Board of Adjustment
- Jordan Levin, sPower
- Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer Law
- Chris Morgan, United Engineering

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 OCTOBER 16, 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. Commissioner Peterson made a motion to approve the October 16, 2019 meeting minutes as presented. Commissioner Paulson 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. CONDUCT A PUBLIC HEARING ON THE REQUEST BY UNITED ENGINEERING, INC. TO AMEND AND AUGMENT THE EXISTING VILLAGES OF ELOY PLANNED AREA DEVELOPMENT (PAD) TO ALLOW THE INCLUSION OF SOLAR GENERATION FACILITIES FOR APPROXIMATELY 995.23 ACRES GENERALLY LOCATED AT THE NORTHEAST CORNER OF ESTRELLA ROAD AND HANNA ROAD WITHIN SECTIONS 1, 11 AND 12 OF TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN (G&SRB&M), CITY OF ELOY, PINAL COUNTY, ARIZONA (CASE NO. RZPAD19-015 SPOWER)

Chairperson Schuh opened the public hearing. Mr. Vlaming gave a brief description of the application to the Planning and Zoning Commission and a number of stipulations that they may discuss on the next agenda item.

Ms. Levin introduced herself as a representative of sPower and expressed their company is involved and participates in job training, work with schools, tours and are involved in the communities such as Eloy, Coolidge, Pinal County. Their project in Eloy comprises of approximately 1,000 acres and would be able to power/connect to the north at the Pinal Substation. Mrs. Oberholtzer introduced herself. She explained that she spent a lot of time working to rezone the property back in 2008 to single-family development and supportive commercial, but the national and regional economy had other plans. The property has subsequently changed ownership and now sPower will be the owner. The new owner did not want to dismantle the existing Planned Area Development (PAD) and the applicant request is to amend the existing entitlement to allow Solar on this entire PAD as a permitted use that would continue to remain intact for what they see as a 30 year timeframe. Down the road, the PAD will exist to replicate the development.

Ms. Levin explained that with their aggressive construction schedule, they must be able to meet their SRP commitment without disrupting the underlying entitlements

approved back in 2008. She added that they brought their whole team (sPower, United Engineering, Inc. and BFSO Law) to answer any questions.
Mr. Tatom asked when the project would be completed. Ms. Levin responded that they expect to have the site operational by the fourth quarter of 2022.Ex-Officio Snyder mentioned he is new to the solar concept. He asked if there would be any noise generated that might impair the radio station located at the Baha'i property to the immediate south. Ms. Levin responded that their proximity to any electromagnetic or voltage would not pose any major concern. It has been a minimal issue. She explained the noise that will be emitted is a minor humming when the panels move, so it would only be heard when one is on-site that the tilting could be heard.

Mr. Tatom asked how the City of Eloy would benefit from this project. Ms. Levin explained through property taxes, 2-years of sales taxes during contiguous construction such as dining, hotel, gas, and all of the activities that would be utilized during construction. She indicated that they would prefer to utilize local businesses, and locally sourced construction materials. She added they would be here for the next 35 years. Ms. Levin explained that the majority of the power generated on this property would be serving Intel located in Chandler, Arizona. Commissioner Peterson asked if the solar panels would require any type of cooling. Ms. Levin responded no. Mrs. Oberholtzer wanted to address Commissioner Tatom's previous question, she added sPower would be responsible for the construction of the perimeter roadways, landscaping to enhance aesthetics, and increased setbacks. During operations and maintenance, there will not be any full time employees on-site. Commissioner Peterson asked if there would be any proposal to widen the roads. Ms. Levin responded that there would be chip seal improvements. Chairperson Schuh expressed concerns about any commitments. Mrs. Oberholtzer explained that the impact fees would pay for the roads. Commissioner Paulson asked what type of fencing was being proposed. Mr. Vlaming responded it would be chain-link perimeter fence powder coated with a sage green color with landscaping along Estrella Road, around the Baha'i property, Cornman Road and Eleven Mile Corner Road. sPower is also proposing security cameras at their main entrance. Chairperson Schuh asked about water availability. Mr. Vlaming commented that there is existing water service through Estrella Road that would be extended through the property to serve the irrigation needs along the selected areas where landscaping would be included.. As there were no other comments or questions, Chairperson Schuh closed the Public Hearing.

B. CONSIDERATION, DISCUSSION AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, APPROVAL WITH CONDITIONS, DENIAL OR CONTINUANCE OF CASE NO.; RZPAD19-015, GENERALLY LOCATED AT THE NORTHEAST CORNER OF ESTRELLA ROAD AND HANNA ROAD WITHIN SECTIONS 1, 11, AND 12 OF TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN (G&SRB&M), CITY OF ELOY, PINAL COUNTY, ARIZONA.

Chairperson Schuh asked for a motion. Commissioner Paulson made a motion to approve Case No.: RZPAD19-015 with Staff's stipulations. Commissioner Peterson seconded the motion. The motion passed with a vote of 4 to 0.

C. CONDUCT A PUBLIC HEARING TO ALLOW COMMENTS FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED REVISIONS TO THE ELOY ZONING CODE PERTAINING TO PORTIONS OF SECTIONS 2-2.5, 2-2.6, 2-3.5, 2-5.5, 3-2.8, 2-7.20, 3-1.22 AND 6-6.3. (CASE NO.: TA19-029 AMENDMENTS TO CHAPTER 21-ZONING ORDINANCE)

Chairperson Schuh opened the public hearing. Mr. Stabley introduced to the Planning and Zoning Commission a proposed text amendment to Chapter 21-Zoning of the Eloy City Code through a power point presentation. He explained that the Staff goal is to remove unneeded roadblocks to approvals and to clarify requirements versus guidelines-Sections 21-2-2.5, 21-2-2.6, 21-2-3.5, and 21-2-2-5.5: Both can appear in the Zoning Ordinance. Guidelines provide direction with flexibility for unique designs and situations and typically use the word "should". Requirements must be followed and use the word "Shall". It appeared that all of the statements were called a guideline, even when it needed to be a standard. He indicated that there are over 60 edits identified to be changed .

- Section 2-2.5: Single-Family Residential will <u>remove</u> ~~*design*~~ and <u>add</u> **Development Requirements and** Guidelines.
- Section 3-2.8: Animals-Chicken Hens and Pullets: All lots less than (remove ten add twelve thousand (10,000) (12,000) square feet) shall be limited to no more than five (5) chickens per lot. With this change, there would be consistency between Downtown Eloy and Toltec Area and it would prevent impacts on smaller lots.
  (This text proposal of Section 21-3-2.8 ***was removed from the approval of Agenda item VII.D****. as it needed it be clarified, as that was not the intention.)*
- Table 2.73 Downtown Core (DCO) Overlay Zoning District
- Section 21-3-1.22 Home Occupations: A home occupation shall not include, **remove** ~~*but shall not be limited to*~~, the following uses:
  1. Medical offices, clinics, and laboratories, except for psychologists, speech therapists, acupuncturists, licensed massage therapists, and other professionals with one-on-one counseling, therapy, or treatment that do not exceed sic (6) clients within twenty four (24) hours.
  2. Motor vehicle sales, repair, painting, storage, restoration or conversion, engine repair or similar uses conducted outside (<u>remove</u> ~~and/~~or) on vehicles not registered to a person currently residing at the home.
- Parking Requirements-currently, the parking requirements are too strict resulting in higher cost, heat island, thus discourage development. It is also too lenient: impacting adjacent properties, including neighborhoods. For example, the City of Scottsdale Code balances the wishes of a strong development community with the desires of equally strong citizen groups.
- Table 4.1-1 Parking Space, required updating the square footage.
- Section 6-6.3 B Rezone application process language

- Planned Area Development (PAD) Submittal 21-6-6.3 C – include a separate page that lists out all of the proposed development standard amendments. Commission and Staff can easily find what is being proposed.

Being no other comments, Chairperson Schuh closed the public hearing.

D. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPROVAL OR OTHER ACTION ON THE PROPOSED MINOR REVISIONS TO THE ELOY ZONING CODE PERTAINING TO PORTIONS OF SECTIONS 2-2.5, 2-2.6, 2-3.5, 2-5.5, 3-2.8, 2-7.20, 3-1.22 AND 6-6.3. (CASE NO.: TA19-029 AMENDMENTS TO CHAPTER 21-ZONING ORDINANCE)

Chairperson Schuh asked for a motion. Commissioner Peterson made a motion to recommend approval of Case No.: TA19-029 with removal of Section 3-2.8 Animals, as that section needs clarification. Commissioner Paulson seconded the motion. The motion passed with a vote of 4 to 0.

VIII. INFORMATIONAL ITEMS:

Mr. Vlaming mentioned that the City of Eloy is working on a new Public Safety (Police Department) building, a Hotel Feasibility Study. He noted that the consultant visited the City two weeks ago and interviewed every single hotel/motel in the City. He indicated that this study would be completed by the end of January 2020. He also noted that there is also an Airport Analysis under way-City staff is working with ASU to identify the direct/indirect fiscal impacts of the Airport in the Eloy area. The finished report will guide the City Council with partnerships in coordinating future airport events. Commissioner Tatom commented that it looked like there has been some use with the parking lot the City leases from the Hills. Chairperson Schuh asked if the Airport belong to City of Eloy. Mr. Vlaming responded yes.

Mr. Vlaming continued with his informational items, and mentioned that the City Council approved both Major General Plan Amendments., One was a request for the Interstate 10-8 Business Park and the second being Staff Initiated amendments to the General Plan;

He noted that Staff in the Community Development Department has been busy through this year, as there were approximately 135 housing permits issued at Robson Ranch ; the City Council also approved a Final Plat for Robson Ranch-Arizona Unit One A (1A) for 84 additional residential lots located west of the entry guard gate.
No cases pending on schedule for January 15, 2020 for the Planning and Zoning Commission other than to re-elect a Chair and Vice-Chair person for calendar year 2020; and Commissioner's Term set to expire February 2020 for the following: Vice-Chairperson Larry Brown, Commissioner Allen Crawford and Commissioner Steven Paulson.

IX. COMMUNICATIONS:

A. EX-OFFICIO MEMBER REPORT-COUNCILMAN DAN SNYDER

- Ex-Officio Snyder reported that Eloy's Santa Cruz Valley Historic Museum Grand Opening Day is scheduled to be on January 24th at 10:00 a.m. He also mentioned that the City is conducting a citizen survey and residents of Eloy should already have received a post card with an identification number that may be used on-line using a link provided on the postcard or via telephone call. He noted that they are also reaching out by calling the residents.
- The Eloy Chamber of Commerce is accepting nominations for a City Employee of the Year (Mr. Vlaming was selected for 2018) and nominations for Volunteer of the Year.

B. GOOD OF THE ORDER

- None.

X. MOTION TO ADJOURN.

Chairperson Schuh asked for a motion to adjourn. Commissioner Peterson made a motion to adjourn and was seconded by Commissioner Paulson. The adjournment passed 4-0 and the meeting adjourned at approximately 7:36 p.m.

CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: VII.A.
Date: 04/15/2020

Date submitted: 04/01/2020 **Date requested:** 04/15/2020	**Action:** Formal	**Subject: Conduct a Public Hearing for a Preliminary Plat for Robson Ranch Unit Twenty "D" (20D) subdividing 7.16 acres into 41 lots**

TO: Planning and Zoning Commission

FROM:

RECOMMENDATION:
That the Planning & Zoning Commission recommend approval of the Preliminary Plat for Unit Twenty D ("20D") of Robson Ranch subdividing 7.16 acres into 41-residential lots, subject to the following stipulations:

1. That all development of the property shall comply with the approved pre-annexation and development agreement and any amendments between Sun Lakes-Casa Grande Development, LLC and the City of Eloy; and,
2. That the Drainage Report and the Grading and Drainage Plans be reviewed and approved by the City of Eloy.

DISCUSSION:
This is a request for preliminary plat approval from B & R Engineering, Inc. on behalf of Sun Lakes-Casa Grande, LLC proposing a Preliminary Plat for Robson Ranch Unit Twenty D ("20D"), Case No.: PP19-022. The subject property is located within the age restricted master planned community of Robson Ranch. Robson Ranch is located on the north side of Highway 84, west of Toltec Road, east of the Overfield Road alignment. More precisely, this project is located at the northeast corner of Harris Hawk Lane/Cherry Oaks Drive and Painted Horse Drive in the northeast quarter of Section 16, Township 7 South, and Range 7 East. The proposed subdivision contains a gross area of 7.16 acres.

The Eloy General Plan Land Use Plan identifies the subject property as Medium Density Residential (3.0-6.0 dwelling units per acre). This property is zoned R1-6 (Medium Density Residential) with a PAD (Planned Area Development) Overlay. Therefore, this request is in conformance with the Eloy General Plan and the Eloy Zoning Ordinance.

The minimum lot size is 4,800 square feet and the average lot size is 7,118 square feet. Primary vehicular ingress/egress to this subdivision will be from two access points that

intersect with Chippewa Drive/Manzanita Avenue and Cherry Oaks Drive/Painted Horse Drive and a future all-weather, compacted aggregate base course (ABC) roadway that extends along Chippewa Drive and turns south on Toltec Road. A gate was previously secured across Chippewa Drive that will allow more proximate emergency access from the Eloy Fire District Station (#522) located at 4015 N. Toltec Road, approximately 1.5 miles to the south. The infrastructure for this subdivision, including the streets, water, sewer and open space tracts, will be privately owned and maintained. The proposed development of Unit "20D" will exhibit a density of 5.72 dwelling units per gross acre.

FISCAL IMPACT:

The City of Eloy entered into a pre-annexation and development agreement with the developer that will provide its own utility services to residents. Since Robson Ranch is an age restricted and gated community, the streets will be privately owned and maintained, as well as all drainage, open space and landscape tracts and community amenities. The City will provide solid waste collection services contracted through Right Away Disposal (RAD) and police protection to the future residents in this community, as well as the entire area of Robson Ranch.

ROBSON RANCH - ARIZONA

A PLANNED AREA DEVELOPMENT (P.A.D.)

CONSISTING OF THREE SHEETS

PRELIMINARY PLAT OF UNIT TWENTY "D"

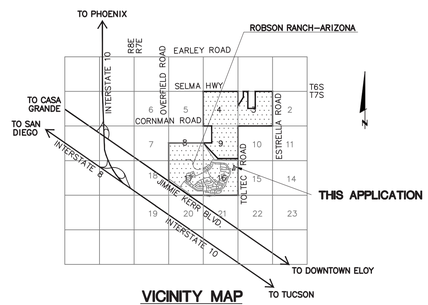
BEING IN A PORTION OF SECTION 16, TOWNSHIP 7 SOUTH,
RANGE 7 EAST G&SRB&M, CITY OF ELOY, PINAL COUNTY, ARIZONA

OWNER\DEVELOPER

SUN LAKES-CASA GRANDE DEVELOPMENT,
L.L.C A DELAWARE LIMITED LIABILITY COMPANY
9532 EAST RIGGS ROAD, SUN LAKES, ARIZONA
85248
PHONE (480) 895-9200

ENGINEER/AGENT

B&R ENGINEERING, INC. 9666 E. RIGGS ROAD,
SUITE 118, SUN LAKES, ARIZONA 85248
PHONE (480) 895-0799



VICINITY MAP
N.T.S.

BASE ZONING & ZONING CASE #PZ-PD-030-99

	R1-6-PAD PZ-PD-030-99
HOMES	
MINIMUM LOT AREA	4800 SQ. FT
YARD REQUIREMENTS & SETBACKS	
FRONT	10 FT
REAR	10 FT
SIDE	5 FT (7' BETWEEN BLDG EAVES)
STREET SIDE (CORNER LOT)	10 FT
MINIMUM LOT WIDTH AT SETBACK MAXIMUM	48 FT
BLDG. HEIGHT (2 STORY) MAXIMUM	30 FT
BUILDING COVERAGE	65%
PARKING SPACE	2 PER UNIT

NOTE:
BUILDING SETBACK LINES ARE MEASURED FROM THE BUILDING WALL. BUILDING EAVES, FIRE PLACES, BAY WINDOWS, AND ARCHITECTURAL FEATURES MAY EXTEND UP TO 2 FEET INTO BUILDING SETBACK LINES.

PROPOSED ROADWAY WIDTHS

DESIGNATION	PROPOSED R.O.W. WIDTH	PROPOSED PVMT. WIDTH
LOCAL RESIDENTIAL	50'	28'

BENCHMARK

FIRST ORDER N.G.S. MONUMENT (DESIGNATION Q-363, PID CZ 1648) LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, T.7S., R.7E., OF THE GILA AND SALT RIVER BASE AND MERIDIAN, APPROXIMATELY 353' EAST OF THE SOUTHWEST CORNER OF SAID SECTION 9 AND APPROXIMATELY 51' NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9.

ELEVATION=1500.16' (N.A.V.D. 88)

BASIS OF BEARING

BASIS OF BEARINGS: THE BEARING OF NORTH 00 DEGREES 54 MINUTES 46 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 7 EAST, G&SRM AS SHOWN ON THE FINAL PLAT OF ROBSON RANCH UNIT 23 AS RECORDED IN CABINET F, SLIDE 126, P.C.R.

FLOOD ZONE INFORMATION

THE PINAL COUNTY, ARIZONA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 04021C1560E, EFFECTIVE DATE DECEMBER 4, 2007 INDICATES THE SITE FALLS WITHIN ZONE "X". ZONE X IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". ACCORDING TO THE NATIONAL FLOOD INSURANCE POLICY, FLOOD INSURANCE IS NOT REQUIRED FOR PROPERTIES LOCATED IN ZONE X.

TRAFFIC IMPACT ANALYSIS (TIA)

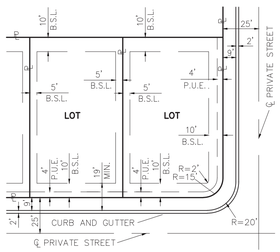
THIS UNIT IS PART OF THE APPROVED SUN LAKES-CASA GRANDE TIA REPORT, DATED OCTOBER 13, 1999, AND UPDATED DECEMBER 2005, PREPARED BY CLARK CLATANOFF, P.E., PTOE. THE SUN LAKES-CASA GRANDE DEVELOPMENT HAS BEEN RENAMED TO ROBSON RANCH-ARIZONA.

RESIDENTIAL DEVELOPMENT DATA TABLE

SUBDIVISION UNIT	GROSS AREA	LOTS	AREA (AC.) PRIVATE STREETS	AREA OF DRAINAGE OPEN SPACE, AND UTILITY EASEMENT
UNIT TWENTY "D"	7.16	41	1.90	0.25

ROBSON RANCH ARIZONA UNIT 20D

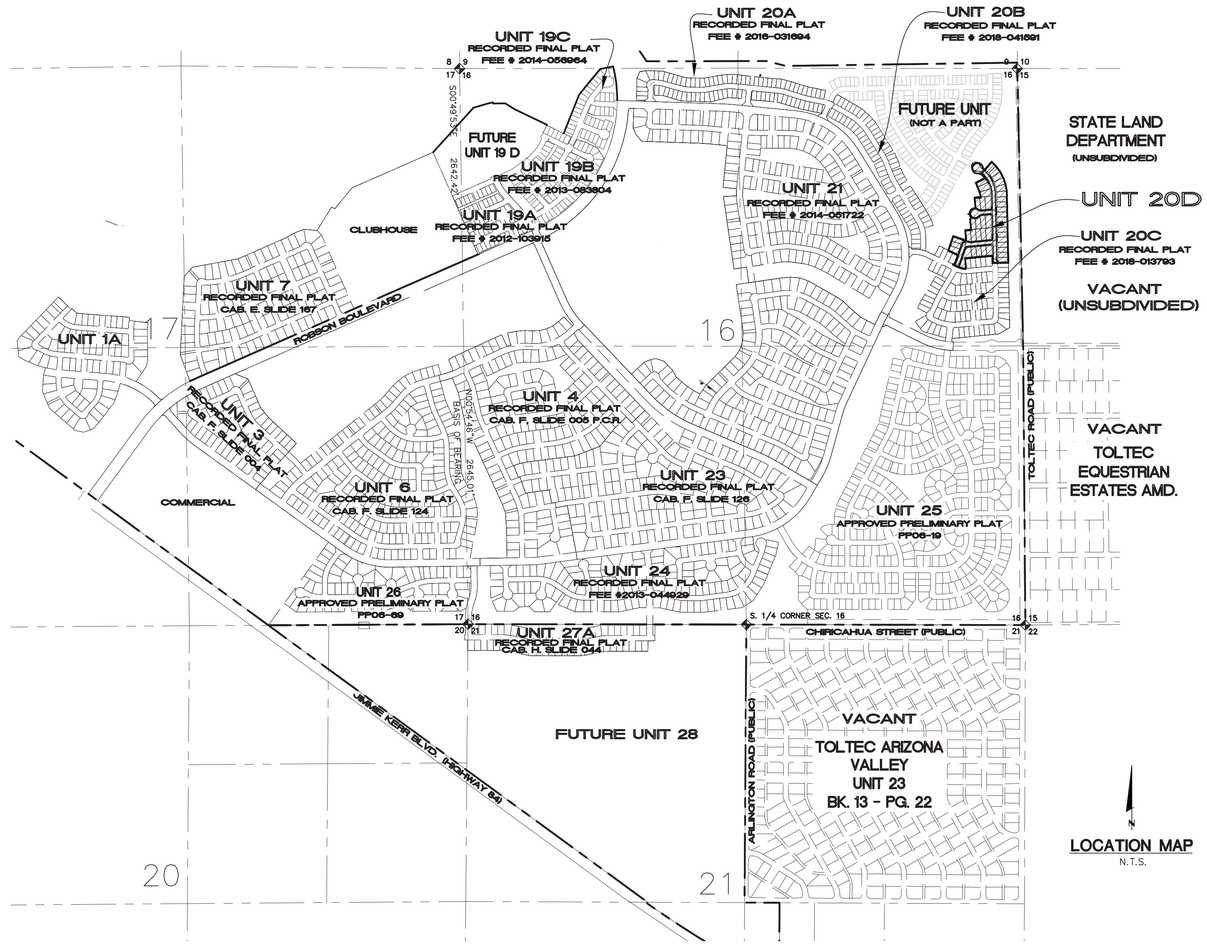
TRACT NAME	DESCRIPTION AND USE	OWNERSHIP AND MAINTAINANCE	BASE ZONING	NUMBER OF DWELLING UNITS	AREA IN ACRES
COMMON AREA TRACT "A"	PRIVATE LOCAL ROADWAY & UTILITIES	HOMEOWNERS ASSOCIATION	R1-6 PAD		1.90
TRACT "B"	OPEN SPACE & DRAINAGE CHANNEL & UTILITIES	HOMEOWNERS ASSOCIATION	R1-6 PAD		0.25
	RESIDENTIAL LOTS	INDIVIDUAL LOT OWNER	R1-6 PAD	41	5.01
	TOTALS			41	7.16



TYPICAL PUBLIC UTILITY EASEMENTS & MINIMUM BUILDING SETBACK LINES

TYPICAL LOTS SHOWING SETBACK LINES AND PUBLIC UTILITY EASEMENTS (UNLESS SHOWN OTHERWISE)
SCALE: 1"=40'

B.S.L. - INDICATES MIN. BUILDING SETBACK LINE
P.U.E. - INDICATES PUBLIC/PRIVATE UTILITY EASEMENT



LOCATION MAP
N.T.S.

LAND USE TABLE

DESCRIPTION	AREA
GROSS ACRES	7.16 ACRES
NET ACRES	6.91 ACRES
DWELLING UNITS PER GROSS ACRE	5.72 D.U.S /GROSS ACRE
TOTAL OPEN SPACE THIS UNIT (TRACT "B")	0.25 ACRES
MINIMUM LOT AREA PROPOSED	4,800 SQ. FT.
MAXIMUM LOT AREA PROPOSED	7,118 SQ. FT.
AVERAGE LOT AREA PROPOSED	5,331 SQ. FT.

UTILITIES AND SERVICES

GAS	SOUTHWEST GAS COMPANY
ELECTRICITY	ELECTRICAL DISTRICT NO. 4
WATER	PICACHO WATER COMPANY
SEWER	PICACHO SEWER COMPANY
TELEPHONE	CENTURY LINK
POLICE	CITY OF ELOY
FIRE	ELOY FIRE DISTRICT
AMBULANCE	SOUTHWEST AMBULANCE
SCHOOLS	N/A. THIS IS AN ADULT COMMUNITY
SOLID WASTE	RIGHT AWAY DISPOSAL (RAD)(CONTRACT WITH CITY)
CABLE	ORBITEL COMMUNICATIONS

BY	DESCRIPTION	DATE
APPROVED		

© 2019 B & R ENGINEERING

ROBSON RANCH - ARIZONA
PRELIMINARY PLAT FOR UNIT TWENTY "D"

B&R ENGINEERING INC.
9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799
CIVIL ENGINEERING ● LAND DEVELOPMENT

DESIGN	CHECKED
CB	JLU
DRAWN	APPROVED
CB	JLU

Registered Professional Engineer
41220
JEFFREY LEE UHRICK
Date Signed 3-2-20
ARIZONA, U.S.A.

JOB NO. 810320
DATE MARCH, 2020
SHEET 1 OF 3

G:\DWGS\CG\CG20D\PRELIMINARY PLAT\CG20D-TP.DWG 3/2/2020 9:50 AM

DRAWER #

UNIT TWENTY "B"
ROBSON RANCH
ARIZONA
FEE # 2018-041591

FUTURE UNIT
(NOT A PART)
UNSUBDIVIDED/CONCEPTUAL
LOTTING ONLY

UNIT TWENTY-ONE
ROBSON RANCH
ARIZONA
FEE # 2014-051722

UNIT TWENTY "C"
ROBSON RANCH
ARIZONA
FEE # 2018-013793

UNSUBDIVIDED
(ARIZONA STATE
LAND
DEPARTMENT)

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

CHERRY OAKS DRIVE

PAINTED HORSE DRIVE

SHIRE COURT

APPALOOSA WAY

COYOTE HILL ROAD

TRACT "A"

TRACT "B"

MARSHALL DRIVE

SPOTTED PONY WAY

WINSLOW WAY

MANZANTA AVENUE

HARRIS HAWK LANE

CHIPPEWA DRIVE

TOLTEC ROAD (PUBLIC)

N45°15'40"W 58.38'
N36°22'26"W 65.60'
N27°29'38"W 65.12'
N18°56'18"W 64.72'
N10°17'22"W 64.44'
N88°45'08"E 125.00'
1159.38'
682.08'
S1°14'52"E 2640.42'
621.88'
177.08'
S36°28'37"E 216.78'

L=54.72' R=275.00' =11°24'01"
L=129.54' R=50.00' =148°26'17"
L=21.83' R=50.00' =25°00'45"
L=45.70' R=755.00' =3°28'06"
L=24.45' R=15.00' =93°24'09"
L=71.03' R=150.00' =27°07'55"

N ¼ COR. SECTION 16
FND 2 1/2 ALUM CAP STAMPED LS 27744 AND
SECTION INFORMATION PER RECORD OF SURVEY FEE
NO. 2009-124032 P.C.R.

E ¼ COR. SECTION 16
FND ⅜" REBAR WITH TAG LS 24530
0.5' BELOW ROAD GRADE

LEGEND

- FIRE HYDRANT AND ASSEMBLY (THIS UNIT)
- EXISTING FIRE HYDRANT AND ASSEMBLY
- UNIT BOUNDARY
- 8"S — 8" SEWER (SIZE AS NOTED)
- 8"W — WATERLINE (SIZE AS NOTED)
- EX 8"S — EXISTING 8" SEWER (SIZE AS NOTED)
- EX 8"W — EXISTING WATERLINE (SIZE AS NOTED)
- 1' VEHICULAR NON-ACCESS EASEMENT (VNAE)
- 1495 CONTOURS (EXISTING)
- DIRECTION OF FLOW

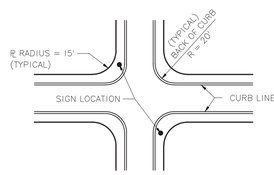
N
80' 40' 0 80'
SCALE: 80'

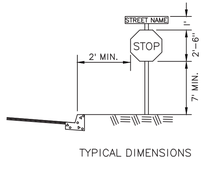
LAND USE TABLE

DESCRIPTION	AREA
GROSS ACRES	7.16 ACRES
NET ACRES	6.91 ACRES
DWELLING UNITS PER GROSS ACRE	5.72 D.U.S /GROSS ACRE
TOTAL OPEN SPACE THIS UNIT (TRACT "B")	0.25 ACRES
MINIMUM LOT AREA PROPOSED	4,800 SQ. FT.
MAXIMUM LOT AREA PROPOSED	7,118 SQ. FT.
AVERAGE LOT AREA PROPOSED	5,331 SQ. FT.

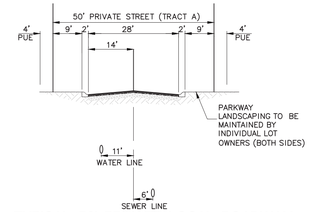
ROBSON RANCH ARIZONA UNIT 20D

TRACT NAME	DESCRIPTION AND USE	OWNERSHIP AND MAINTAINANCE	BASE ZONING	NUMBER OF DWELLING UNITS	AREA IN ACRES
COMMON AREA TRACT "A"	PRIVATE LOCAL ROADWAY & UTILITIES	HOMEOWNERS ASSOCIATION	R1-6 PAD		1.90
TRACT "B"	OPEN SPACE & DRAINAGE CHANNEL & UTILITIES	HOMEOWNERS ASSOCIATION	R1-6 PAD		0.25
	RESIDENTIAL LOTS	INDIVIDUAL LOT OWNER	R1-6 PAD	41	5.01
	TOTALS			41	7.16





TYPICAL DIMENSIONS



TYPICAL 50' PRIVATE LOCAL ROADWAY
(NO SIDEWALK)

BY	DESCRIPTION	DATE
APPROVED		

© 2019 B & R ENGINEERING

ROBSON RANCH - ARIZONA

PRELIMINARY PLAT FOR UNIT TWENTY "D"

B&R ENGINEERING INC.
9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799
CIVIL ENGINEERING ● LAND DEVELOPMENT

DESIGN	CHECKED
CB	JLU
DRAWN	APPROVED
CB	JLU

Registered Professional Engineer
41220
JEFFREY LEE UHRICK
Date Signed 3-2-20
ARIZONA, U.S.A.

JOB NO. 810320
DATE MARCH, 2020
SHEET 2 OF 3

G:\DWGS\CG\CG200\PRELIMINARY PLAT\CG200-TP.DWG 3/3/2020 9:50 AM

DRAWER #

UNIT TWENTY "B"
ROBSON RANCH
ARIZONA
FEE # 2018-041591

UNIT TWENTY "C"
ROBSON RANCH
ARIZONA
FEE # 2018-013793

FUTURE UNIT
(NOT A PART)
UNSUBDIVIDED/CONCEPTUAL
LOTTING ONLY

N

40' 20' 0 40'
SCALE: 40'

LEGEND

- FIRE HYDRANT AND ASSEMBLY (THIS UNIT)
- EXISTING FIRE HYDRANT AND ASSEMBLY
- UNIT BOUNDARY
- 8"S — 8" SEWER (SIZE AS NOTED)
- 8"W — WATERLINE (SIZE AS NOTED)
- EX 8"S — EXISTING 8" SEWER (SIZE AS NOTED)
- EX 8"W — EXISTING WATERLINE (SIZE AS NOTED)
- 1' VEHICULAR NON-ACCESS EASEMENT (VNAE)
- 1495 — CONTOURS (EXISTING)
- DIRECTION OF FLOW

EXISTING BASIN U20B-1
VOLUME REQUIRED: 2.404 AC-FT
VOLUME PROVIDED: 4.02 AC-FT
100-YR. HIGH WATER SURFACE ELEV.= 1487.76

MARSHALL DRIVE
PAINTED HORSE DRIVE
TRACT B
APPALOOSA WAY
SHIRE COURT
TEMPORARY TURN AROUND
COYOTE HILL ROAD
TRACT "A"
TOLTEC ROAD (PUBLIC)

L=24.45' R=15.00' =93°24'09"
L=45.70' R=755.00' =3°28'06"
S18°55'34"W 38.88'
N18°55'34"E 143.03'
S84°21'12"E 100.72'
S71°03'26"E 100.00'
L=21.83' R=50.00' =25°00'45"
S24°47'12"E 22.35'
104.68' S5°27'47"E
S84°32'13"W 55.91'
S39°32'13"W 20.71'
L=129.54' R=50.00' =148°26'17"
S5°27'47"E 100.00'
S5°27'47"E 101.37'
S12°20'55"E 48.23'
S84°32'13"W 99.58'
48.96' S21°21'46"E
L=54.72' R=275.00' =11°24'01"
S69°45'50"W 98.86'
L=71.03' R=150.00' =27°07'55"
L=89.67' R=780.00' =6°35'12"
N4°07'22"W 99.64'
N18°55'34"E 123.59'
S84°21'12"E 63.67'
S41°03'46"W 151.21'
L=16.59' R=225.00' =4°13'29"
L=411.50' R=300.00' =78°35'29"
S84°32'13"W 117.74'
S84°31'40"W 259.69'
68.42' S1°14'52"E
193.00' S1°14'52"E 647.34'
288.58'
165.76' S1°14'52"E 647.34'
N88°45'42"E 27.85'
N1°14'52"W 682.08'
N88°45'08"E 50.00'
N88°45'08"E 100.00'
N88°45'08"E 125.00'
S1°14'52"E 2640.42'
621.88' 682.08' 1159.38'
N45°15'40"W 58.38'
N36°22'26"W 65.60'
N27°29'38"W 65.12'
N18°56'18"W 64.72'
N10°17'22"W 64.44'

N ¼ COR. SECTION 16
FND 2 1/2 ALUM CAP STAMPED LS 27744 AND
SECTION INFORMATION PER RECORD OF SURVEY FEE
NO. 2009-124032 P.C.R.

(UNSUBDIVIDED)

DATE	DESCRIPTION	BY	APPROVED

© 2019 B & R ENGINEERING

ROBSON RANCH – ARIZONA

PRELIMINARY PLAT FOR UNIT TWENTY "D"

B&R ENGINEERING INC.
9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799
CIVIL ENGINEERING ● LAND DEVELOPMENT

DESIGN	CHECKED
CB	JLU
DRAWN	APPROVED
CB	JLU

Registered Professional Engineer — 41220 — JEFFREY LEE UHRICK — Date Signed 3-2-20 — ARIZONA, U.S.A.

JOB NO. 810320
DATE MARCH, 2020
SHEET 3 OF 3

G:\DWGS\CG\C0220D\PRELIMINARY PLAT\C0220D-TP.DWG 3/2/2020 9:51 AM

DRAWER #

CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: VII.B.
Date: 04/15/2020

Date submitted: 03/31/2020 **Date requested:** 04/15/2020	**Action:** Formal	**Subject: Nominate and elect a Chairperson to serve for the 2020 calendar year**

TO: Planning and Zoning Commission

FROM:

RECOMMENDATION:

DISCUSSION:

FISCAL IMPACT:

CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: VII.C.
Date: 04/15/2020

Date submitted: 03/31/2020 **Date requested:** 04/15/2020	**Action:** Formal	**Subject: Nominate and elect a Vice Chairperson to serve for the 2020 calendar year**

TO: Planning and Zoning Commission

FROM:

RECOMMENDATION:

DISCUSSION:

FISCAL IMPACT:

CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: VII.D.
Date: 04/15/2020

Date submitted: 04/01/2020 **Date requested:** 04/15/2020	**Action:** Other	**Subject: Conduct Public Hearing to consider the 2020 Eloy General Plan Readoption**

TO: Planning and Zoning Commission

FROM: Jon Vlaming

RECOMMENDATION:
Commission to consider recommendation of the Eloy General Plan to Council

DISCUSSION:
The Eloy General Plan was adopted by the City Council on January 24, 2011. Over each of the last five years, City Staff has incrementally updated our plan through the annual major amendment process. Several of the elements were adopted by our City Council more than once through the annual major amendment process. Considering how recently all of the plan elements were updated and now represent a comprehensive update to the plan, the Community Development Department is proposing to readopt the Plan in its entirety in 2020, instead of creating a new General Plan. In this manner, not only will the City have a current General Plan, but the City would also save a minimum of $100,000 in consultant fees.

Staff also proposes to complete the readoption process by mid-year, instead of taking it forward at the end of the year. In this manner, the timing of the process will allow property owners who are considering plan amendments to know exactly what the plan is when they apply for their changes. Completing the readoption by May 11 will allow over seven weeks between readopting and June 30, when property owners need to submit their applications to heard in calendar year 2020.

Staff is now in the process of conducting a citizen outreach program as part of the readoption of the General Plan. The transmittal of the plan for its mandatory 60 day review (as per Arizona Revised Statutes and a series of town hall/public meetings at various locations in the community have allowed residents to understand how the plan works and discuss their ideas for plan improvements. Staff can then compare that feedback with the existing plan.

Staff's proposed process to enhance community awareness, education and input is presented below:

Jan 30:	Publish Community Meetings and 60 Day Review in Casa Grande Dispatch
Jan 31:	60 Day Review Process Starts
Feb 12, 3 pm:	Community Meeting: Toltec Community Center
Feb 25, 5:30 pm	Town Hall: Toltec Community Center
Feb 27, 5:30 pm:	Town Hall/Community Meeting: Robson Ranch
Mar 3, 5:30 pm	Town Hall/Community Meeting: Troy Thomas Center
Mar 10, 6 pm:	Community Meeting: Community Room City Hall
Mar 30:	60 Day Review Process Ends
Mar 31:	Publish Notice in Casa Grande Dispatch
Apr 15, 6 pm	Planning & Zoning Commission Hearing and Recommendation
May 11, 6 pm	City Council Public Hearing and Action

This schedule is tentative and subject to change.

FISCAL IMPACT:

There is not a direct fiscal impact associated with the readoption of the Eloy General Plan

City of Eloy

General Plan Readoption

May 11, 2020

Ordinance 20-XXXX

VISION STATEMENT

By implementing the Eloy General Plan, the City hopes to create a forward thinking, culturally diverse and sustainable community that enhances and preserves parks, open space, trails and open vistas while providing a variety of employment opportunities, entertainment and recreational activities, shopping and other commercial or retail services and diverse residential opportunities.

MISSION STATEMENT

- Provide employment opportunities for all residents.
- Encourage private enterprise such that the community may provide and offer goods, services and entertainment opportunities for its residents and visitors alike.
- Encourage and foster a vibrant Downtown.
- Capitalize on the City's adjacency and proximity to Interstates 10 and 8, the Union Pacific Rail Corridor and other roads of regional significance.
- Improve the livability of the community through preserving and creating open space refuges, while encouraging not only new development but also rehabilitation and redevelopment of existing neighborhoods.

Acknowledgements

CITY COUNCIL

Joel G. Belloc, Mayor

Micah Powell, Vice Mayor

Andrew Rodriguez

Jose Garcia

J.W. Tidwell

Daniel Snyder

Georges Reuter

PLANNING & ZONING COMMISSION

Marlo Schuh, Chair

Larry Brown, Vice Chair

Steven Paulson

Allen Crawford, Alternate

John Peterson

Kirk Tatom

CITY STAFF

Harvey Krauss, City Manager

Jon Vlaming, Community Development Director

Belinda Lopez, Planner

Stephen R. Cooper, City Attorney

Jerry Stabley, Planning Manager

Jeffrey Fairman, Economic Development Specialist

Mary Myers, City Clerk

Prepared By:

City of Eloy
Community Development Department.
595 N. C Street, Suite 102
Eloy, AZ 85131
(520) 466-2578
www.eloyaz.gov

Table of Contents

General Plan Organization

This general plan for the City of Eloy is presented in as concise a format as possible. We have attempted to present only the information needed to effectively administer the General Plan over the next five (5) to ten (10) year cycle.

Page

1.0 INTRODUCTION

1.1 Context 1
1.2 History 1
1.3 City Government 3
1.4 Background 3
1.5 Use of the General Plan 4

2.0 AMENDMENTS AND PROCESS

2.1 Major Amendment Overview 1
2.2 Major Amendment Land Use Criteria 1
2.3 Amendment Guideline 2

3.0 ELEMENTS

3.1 Land Use

3.1.1 Goals 1
3.1.2 Purpose 1
3.1.3 Existing Character 1
3.1.4 Discussion 2
3.1.5 Objectives 10

3.2 Circulation

3.2.1 Goals 1
3.2.2 Purpose 1
3.2.3 Existing Character 1
3.2.4 Discussion 2
3.2.5 Objectives 6

3.3 Growth

3.3.1 Goals .....
3.3.2 Purpose .....
3.3.3 Existing Character .....
3.3.4 Discussion .....
3.3.5 Objectives .....

3.4 Parks, Open Space and Trails Element

3.4.1 Goals 1
3.4.2 Purpose 1
3.4.3 Existing Character 1
3.4.5 Discussion 1
3.4.6 Objectives 8

3.5 Housing

3.5.1 Goals 1
3.5.2 Purpose 1
3.5.3 Existing Character 1
3.5.4 Discussion 2
3.5.5 Objectives 3

3.6 Environmental Planning

3.6.1 Goals 1
3.6.2 Purpose 1
3.6.3 Existing Character 1
3.6.4 Discussion 1
3.6.5 Objectives 7

3.7 Water Resources

3.7.1 Goals 1
3.7.2 Purpose 1
3.7.3 Existing Character 1
3.7.4 Discussion 4
3.7.5 Objectives 5

3.8 Public Facilities

3.8.1 Goals 1
3.8.2 Purpose 1
3.8.3 Existing Character 1
3.8.4 Discussion 12
3.8.5 Objectives 13

3.9 Downtown Development and Neighborhood Preservation

3.9.1 Goals 1
3.9.2 Purpose 1
3.9.3 Existing Character 1
3.9.4 Discussion 2
3.9.5 Objectives 3

3.10 Economic Prosperity

3.10.1 Goals 1
3.10.2 Purpose 1
3.10.3 Existing Character 1
3.10.4 Discussion 4
3.10.5 Objectives 9

3.11 Cost of Development

3.11.1 Goals 1
3.11.2 Purpose 1
3.11.3 Existing Character 1
3.11.4 Discussion 3
3.11.5 Objectives 10

4.0 IMPLEMENTATION ACTIONS

4.1 Land Use Actions
4.2 Circulation Actions
4.3 Growth Areas Actions
4.4 Parks, Open Space and Trails Actions
4.5 Housing Actions
4.6 Environmental Planning Actions
4.7 Water Resource Actions
4.8 Public Facilities Actions
4.9 Downtown Development and Neighborhood Preservation Actions

4.10 Economic Prosperity Actions
4.11 Cost of Development Actions

5.0 APPENDICES

6.0 LIST OF MAPS

I-1 Eloy Context Map
I-2 Annexation Map

LU-1 Existing Land Use Map
LU-2 Land Ownership Map
LU-3 Land Use

C-1 Circulation Map

GA-1 Growth Area Map

P-1 Parks Service Area Map
P-2 Parks, Open Space, and Trails Map

EP-1 Pinal County Non-Attainment Areas Map
EP-2 Slope Map
EP-3 Soils Map

WR-1 Water Irrigation District Map
WR-2 Water Resources Map

PF-1 Public Facilities Map
PF-2 Public Education Map
PF-3 Water System Map
PF-4 Sanitary Sewer System Map

DD-1 Downtown Eloy Map

E-1 Economic Character Areas
E-2 Economic Property Map

COD-1 Eloy Revenues and Expenditures

7.0 LIST OF TABLES

LU.1: Future Land Use Composition

C.1: Roadway Functional Classification and Characteristics

P.1: Existing Parks
P.2: Existing Parks Comparison

H.1: Existing Housing Data
H.2: Acreage to Accommodate Future Housing

E.1: Employment Data
E.2: Education Attainment
E.3: Eloy Industry Clusters

WR.1: Water Demand

PF.1: Crime Data, 2015-2019
PF.2: Education Facilities
PF.3: School Report Card
PF.4: Recreation Facilities
PF.5: Airport Operations

1.0 Introduction

The City of Eloy has a bright and prosperous future. The goals and objectives contained within this General Plan will help Eloy evolve into the future we desire. The City's unique location, culture, history, geography, and citizen's vision of the future were used in conjunction with fulfilling Arizona Revised Statute (ARS 9-461) requirements and supportive public participation activities to successfully update the Eloy General Plan.

1.1 CONTEXT

The City of Eloy is located in south central Pinal County, to the north and south of Interstate 10 (I-10), the state's main economic transportation artery. Eloy is approximately halfway between the two largest cities in Arizona- Phoenix and Tucson as shown on Map I-1, Eloy Context Map. The City's topography is relatively flat throughout the majority of the Planning Area except near the southeast (Picacho Peak State Park), northwest corner (Casa Grande Mountains), and just outside of the eastern boundary (Picacho Mountains) where Newman Peak is located. There are large expanses of vacant desert land and open fields used for agriculture and ranching scattered throughout the City and the Planning Area.

1.2 HISTORY

The area surrounding the City began to carry the name of Eloy when a railroad switchyard was constructed by the Southern Pacific Railroad to connect Tucson to Casa Grande in 1902. In 1918, after the end of World War I, three men: W.L. Bernard, J.E. Meyer and John Alsdorf purchased land in what is now Downtown Eloy. After they purchased the land, they subdivided it and began growing cotton. An application was made in 1919 to establish a post office and, at that time, the City founders favored the name Cotton City. This name was rejected by the Postal Service and the name Eloy was chosen instead.

Historically, the City's economy was largely dependent upon agriculture due to the rich soil profile and easily accessed groundwater. During harvest time, the City's population could temporarily swell to three times the average year-round population. The City of Eloy is part of the Santa Cruz Basin, which is one of Arizona's most fertile agricultural areas, with more than 100,000 irrigable acres.

More recently, the City's economy has diversified, with over 95 percent of its businesses and nearly half its employment now in the agribusiness; arts, entertainment, recreation & visitor industries; business and financial services; education; manufacturing; personal and commercial services; and transportation and logistics sectors.

The City of Eloy officially incorporated in 1949 and was home to approximately 4,700 residents as shown on Map I-2, Annexation Map. The Toltec area was annexed in 1965, increasing the City's incorporated area to 11 square miles. By 2000, the City had increased in size to 71 square miles and approximately 10,375 residents. This growth has continued and as of July 2019, the City of Eloy had a population of approximately 19,005 people, 114 incorporated square miles and 392 square miles within its Planning Area.

Eloy's Historic Battle

When the Civil War began in 1861, Union Troops were withdrawn from many of the western territories. Soldiers near Tucson opened up their supply depots prior to leaving and told the civilians to "take what you need, and get out." Many settlers and civilians did not follow this advice since they had staked their wealth and lives on the prosperity of the southwest.

The Confederate Army marched into the Rio Grande Valley, which was part of the New Mexico Territory. After securing the area, they sent a detachment to Tucson. The commander of the Confederate detachment was Captain Sherrod Hunter.

As the Confederate threat in California subsided, Brigadier General James H. Carleton led a detachment of approximately 1,400 Union soldiers, called the California Column from Fort Yuma to march on Tucson. By early April 1862, the California Column had reached an area near present day Eloy. Detachments were dispatched to reconnoiter the area and the final route into Tucson. Sensing an ambush, the Union Cavalry were split into two groups, one of which circled the base of the Picacho Mountains as a precaution.

Hunter's men had set up an ambush near Picacho Peak. The Confederates opened fire immediately wounding two Union troops. At this time, the second Union force flanked Hunter's men and captured three of the Confederate soldiers. Emboldened by this minor victory, Union Lieutenant James Barrett ordered his soldiers to advance forward. The remaining Confederate Cavalry fired a heavy barrage, which killed and wounded four Union soldiers. Lieutenant Barrett was among those killed.

The battle lasted approximately ninety minutes at which point the remaining Union soldiers withdrew and returned to the main column. The Confederate detachment in Tucson withdrew shortly thereafter and returned to the Rio Grande Valley as they continued to be outnumbered and were too far from the main army to receive regular supplies and reinforcements.

This historic Civil War battle has been reenacted annually at Picacho Peak State Park and has been an exciting event for the City. While the battle's original participants only numbered about two dozen, the event has typically drawn over 200 reenactment participants.

Local Attractions

Fifteen miles north of Eloy, in the City of Coolidge, is the Casa Grande Ruins National Monument. This monument is the largest single and tallest Hohokam structure known to exist. The structure was constructed in 1350 A.D., is four stories in height and is the centerpiece of the monument which overall covers approximately 427 acres.

Other local and regional attractions and recreational areas include Picacho Peak State Park, SkyVenture Arizona, and SkyDive Arizona, Rooster Cogburn Ostrich Ranch, Eloy Fiestas Patrias, Robson Ranch Golf Course, Pinal County Fairgrounds, Boyce Thompson Arboretum, Country Thunder, Queen Creek Olive Mill, Biosphere 2, Goldfield Ghost Town, Eloy BMX racing track, Schnepf Farms.

1.3 CITY GOVERNMENT

The City of Eloy was created by the local citizens primarily for the purposes of self-determination, representation, and improvement to their quality of life. Local government was tasked with providing a wide range of services to meet the needs of the citizens and businesses located within the community. Services currently provided by the City of Eloy include police protection,

water/sewer, trash/landfill, roadways, municipal court, clerk, human resources, library (through a partnership with Pinal County), community development, community services and city administration. The City of Eloy continues to improve the quality of life and the sustainability of the community by developing and enforcing policies related to economic development, land use and transportation planning, open space, environmental preservation, and other important issues. City leaders and staff listen and report the ideas, comments and opinions of the public to the Planning and Zoning Commission, Downtown Advisory Commission, and City Council to ensure that the community's health, safety, and welfare is protected. The City of Eloy has an elected mayor and six elected council members (at large), as well as a City Manager, City Clerk and Chief of Police appointed by the City Council.

In order to provide services to the City's residents and businesses, the City uses revenues principally from City Sales Tax (approximately 40 percent), State Shared Revenues (approximately 39 percent) and Property Tax (approximately 8 percent) and a variety of other sources including services, interest, fees, and licenses. Similar to private businesses, it is critical that the local government's revenues and expenditures are effectively managed to maintain a long-term balance.

1.4 BACKGROUND

The purpose of the General Plan is to provide the local community with a comprehensive approach to guide future development in the community. It applies to all land within the City's incorporated boundary and is advisory for the surrounding Planning Area, includes all subjects related to the community's development, and extends over a 10-year timeframe. The General Plan identifies the community's goals, as well as the objectives and implementation measures necessary to achieve these goals.

Over the past five years, City staff has incrementally reviewed and updated and the city council has subsequently adopted each of the eleven elements of the general plan in accordance with Arizona Revised Statutes. This subsequent readoption process now will effectively codify the entire General Plan to serve the City of Eloy over the next ten (10) years. The City's Planning Area includes an area larger than the City's Incorporated Area to account for the sphere of influence of the City based on its proximity to other surrounding incorporated and unincorporated communities and tribal lands. Generally, the Planning Area is bounded by a portion of State Route 287 (Florence Boulevard) on the north, a portion of the Pinal/Pima County boundary line on the south, a portion of the section line alignment approximately two miles east of Pecan Road on the east and a portion of the Burris Road alignment on the west.

1.5 USE OF THE GENERAL PLAN

The General Plan is intended to be used by all members of the community, as well as others interested in the City's future. The key to using the General Plan is the understanding that while some of the objectives within the Plan may not be achievable in the near term, they are intended to guide the community's future long-term development.

The remainder of the General Plan is divided into 11 chapters, or elements. An implementation chapter is also included. Each element shares a common format, beginning with general overarching Goals, followed by the Purpose of the Element, the City's Existing Character and Discussion sections, with the Objectives section as the final component, which establishes the City's recommended

direction. Supportive maps, charts and tables are also included within each element to assist in communicating the intent of the text.

2.0 Amendments and Process

2.1 MAJOR AMENDMENT OVERVIEW

The Eloy General Plan, as required by Arizona Revised Statutes (ARS 9-461), shall be updated every 10 years, or earlier as determined by the City Council. Within the ten-year interim period, the City will entertain proposed changes or amendments to the General Plan. These proposed amendments may be filed by the City, landowners, individual residents or developers. State Statutes identify that an amendment to the General Plan is classified as major when the proposal substantially alters the City's planned mixture or balance of land uses. A major amendment is confirmed when any proposal satisfies any one of the criteria listed below (all other amendments shall be considered minor).

State Statutes require that all major amendments be heard before the City Council at a single public hearing designated each calendar year. The City Council shall review and approve or deny each major amendment. Major amendment cases are required to be submitted within the same calendar year in which they are heard, and a 2/3-majority vote of the City Council is necessary for approval. In addition, major amendments will require a staff review and recommendation to the Planning & Zoning Commission. The Planning & Zoning Commission shall hold a minimum of one public hearing and shall make a recommendation of approval or denial to the City Council. The City Council shall hold an additional public hearing and its decision shall be based on specific review guidelines listed below.

Any proposal that does not meet the criteria listed below is considered a minor amendment and can be considered by City staff, the Planning & Zoning Commission, and the City Council, according to the submittal, review and approval process scheduled annually.

2.2 MAJOR AMENDMENT LAND USE CRITERIA

A major amendment to the general plan is required where any one (1) or more of the following occurs:

1. A change from one residential land use designation to another residential designation that exceeds 320 acres.
2. A land use designation change from residential to non-residential of 40 acres or more.
3. A change involving an industrial land use designation exceeding 80 acres.
4. A change involving a commercial or Mixed Use designation exceeding 40 acres.
5. A change involving a Parks/Open Space or Public/Institutional designation exceeding 20 acres.
6. Any proposed realignment, deletion or change in the functional roadway classification of a major or minor arterial or planned freeway.
7. Proposed text changes that conflict with, or alter the goals and policies of the General Plan.

2.3 AMENDMENT GUIDELINES

Changes to the General Plan must also meet the following guidelines for approval:

1. That the City has not provided adequate land uses designated that would allow the proposed use to be sited as proposed.

2. That the amendment constitutes an overall improvement to the General Plan and will benefit the City in general.

3. The amendment will not adversely impact any portion of the community, by:
   - Creating incompatible land use patterns;
   - Requiring additional and more expensive infrastructure improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses unless mitigated by the applicant and demonstrated to benefit the City;
   - Adversely impacting existing or planned land uses through an unreasonable increase in traffic generated by the proposed use unless mitigated by the applicant, or
   - Adversely affecting the livability of an area or the health and safety of existing residents.
   -

4. That the amendment is consistent with the General Plan's overall intent and other adopted plans, codes, and ordinances.

It shall be the responsibility of the party requesting the major amendment to prove that the change constitutes an improvement to the General Plan and satisfies all amendment guidelines presented above.

3.0 General Plan Elements

3.1 Land Use

3.2 Circulation

3.3 Growth Areas

3.4 Parks, Open Space and Trails

3.5 Housing

3.6 Environmental Planning

3.7 Water Resources

3.8 Public Facilities

3.9 Downtown Development and Neighborhood Preservation

3.10 Economic Prosperity

3.11 Cost of Development

3.1 Land Use Element

3.1.1 GOALS

1. Provide a range of residential, employment and supportive land uses to encourage and maintain a sustainable community.
2. Maintain, update and create standards and guidelines to which developments should adhere in an effort to achieve a sustainable community.

3.1.2 PURPOSE

The Land Use Element is the foundation upon which the other elements are based. It identifies the intent and direction for future growth. The Land Use Element serves as the focal point for goals, objectives, and policies that will be used by the City Council, Planning and Zoning Commission and planning staff to generally guide and direct development. The goals outlined within this Element will help set the stage for present and future growth and shape the pattern of the City.

3.1.3 EXISTING CHARACTER

The General Plan designates the majority of the land within the current City limits for residential purposes. Although the lands are designated in that way, the predominant current land use is agriculture as shown on Map LU-1, Existing Land Use. There are also many areas within the City and the Planning Area that have not been developed and remain vacant in natural desert conditions.
A key factor of the existing and future development of the city is the land ownership pattern. The presence of private, state, tribal, federal and military ownership is shown on Map LU-2, Land Ownership.

There are four areas that make up the current developed area of Eloy. The first is the Downtown area, which includes the original town site known as "Cotton City Proper". Cotton City Proper is bounded on the north by Battaglia Road, on the south by Alsdorf Road, on the east by Sunshine Boulevard and on the west by Curiel Street. The Downtown area extends to the east to Tryon Avenue and the west to Eleven Mile Corner Road which has functioned historically as the central business district. The second area is Toltec, which lies a few miles northwest of the Eloy's historic downtown area and comprises additional community neighborhoods and freeway oriented commercial development.

The third area is North Toltec, which is bounded on the north by Cornman Road, on the south by Hanna Road, on the east by Estrella Road and on the west by Toltec Road. North Toltec consists of a mix of modular and mobile homes as well as conventional housing. The fourth area is Robson Ranch, which is bounded on the north by Hanna Road, on the south by Frontier Street, on the east by Toltec Road and on the west by Overfield Road. Robson Ranch is an age restricted, master planned community.

3.1.4 DISCUSSION

Land Use Plan

The Eloy Land Use Plan as shown on Map LU-3, Land Use Map, includes multiple residential and non-residential land use designations. A summary of the distribution of land uses is shown on Table LU-1, Future Land Use Composition. These various land use types provide multiple options to landowners, developers and residents to encourage innovative and quality development.

Resident's needs may be met by providing a variety of housing types, costs, and sizes. In addition, the land use types outline specific requirements for retail, office, industrial and mixed-use types of developments. All of these different land uses, when planned correctly, will create a balance among housing, jobs, and services. Each residential designation includes a density range, an indication of permitted zoning, and the typical uses intended to be located within each designation.

Land Use Designations

All residential designations have an associated density range. When applications are submitted for any residential development that satisfies the minimum requirements of the General Plan and Zoning Ordinance, the project should be allowed a maximum density at the mid-point density of the range. Residential developments which exceed the minimum requirements may also be considered for increased density allowance. The following criteria should be used when reviewing applications to allow increased density:

1. Proposed development plans that provide amenities above the requirements of the zoning ordinance and or subdivision regulations (i.e. parks, pedestrian walkways, picnic areas, tot lots, covered pedestrian refuges, etc.).

2. Proposed development increases setbacks along transitional buffer areas (i.e. between commercial and lower residential land use designations).

3. Proposed development plans specify the use of larger trees than required by the Zoning Ordinance.

4. Proposed increase in density will not negatively affect adjacent lower density developments.

5. Proposed development is compatible with and exceeds the minimum design guidelines established in the General Plan, Zoning Ordinance, Subdivision Regulations and with the adjacent land uses.

6. Proposed development provides creative design approaches, which implement the objectives of the General Plan.

7. Consideration of the topography of the project site and assurance that the site design minimizes impacts on adjacent property.

Note: The presence of environmental characteristics such as, but not limited to geology, flooding, biology and archaeology may restrict density.

Estate Density Residential

Density Range: 1.0 du / 20.0 ac to 1.0 du / 1.0 ac
Permitted Zoning Districts: RR-20, RR-5, RR-2.5, R1-54, and R1-43

Uses allowed within this designation include large lot, single-family residential development. The density range, 0.05 du/ac to 1.0 du/ac (1 du/20 acres to 1 du/1 acre), is intended to portray a rural setting. Home sites within this designation should create more of an open environment. Municipal water and sewer connections are not required. Estate Density Residential uses may serve as a transitional land use buffer between residential uses with densities higher than 1 du/ac.

Low Density Residential

Density Range: 1.0 to 3.0 du/ac
Permitted Zoning Districts: R1-43, R1-54, and R1-12

Uses allowed within this designation include detached, moderate-sized lot, single-family residential development. The density range (1.0 to 3.0 dwelling units per gross acre) is intended to accommodate single-family residential subdivisions with standard typical lot layouts. Development potential of properties within this designation is determined by location, access, availability of existing or proposed public facilities and utilities, existing and future land use patterns, and natural or human-made constraints.

Medium Density Residential

Density Range: 3.0 to 6.0 du/ac
Permitted Zoning Districts: R1-12, R1-6

Uses allowed within this designation include single-family detached and attached residential homes. The density range (3.0 to 6.0 dwelling units per gross acre) is intended to accommodate areas suitable for single family, townhome, patio home, and duplex-type units. Development potential of properties within this designation is determined by location, access, availability of existing or proposed public facilities and utilities, existing land use patterns, and natural or human-made constraints.

Other uses permitted in this category may include limited Neighborhood Commercial development. Neighborhood Commercial should be sensitively integrated into the site and functionally linked for pedestrian and automobile access.

Medium-High Density Residential

Density Range: 6.0 to 10.0 du/ac
Permitted Zoning District: R-2

Uses allowed within this designation include attached and detached residential development. The density range (6.0 to 10.0 dwelling units per gross acre) is intended to accommodate attached and detached single family homes, townhome, patio home, duplex, multi-plex, and apartment units. Development potential of properties within this designation is determined by location, access, and availability of existing or proposed public facilities and utilities, and existing and future land use patterns. Other uses permitted in this category may include limited Neighborhood Commercial development if sensitively integrated into the site and functionally linked for pedestrian and automobile access.

High Density Residential

Density Range: 10.0 to 24.0 du/ac
Permitted Zoning District: R-3

Uses allowed within this designation include multi-family residential density development. The density range (10.0 to 24.0 dwelling units per gross acre) is intended to accommodate two-and three-story apartments, condominiums, and townhomes close to employment and service areas and to buffer lower density residential areas from higher intensity uses. Development potential of properties within this designation is determined by location, access, and availability of existing or proposed public facilities and utilities, and existing and future land use patterns.

Other uses permitted in this category may include limited Neighborhood Commercial development if sensitively integrated into the site and functionally linked for pedestrian and automobile access.

Neighborhood Commercial

Permitted Zoning District: Neighborhood Commercial (C-1)
Uses allowed within this designation include commercial services used by the general public on a daily basis on corner parcels at arterial and collector street intersections. The market area radius for a Neighborhood Commercial area is approximately one mile, which would allow walking and bicycling to be used as feasible modes of transportation.

Neighborhood Commercial areas often have a grocery store as an anchor tenant and may include other commercial uses including drug stores, beauty/barber shops, dry cleaners, post offices, small restaurants, small tenant retail, and single professional and medical offices.

Development Guidelines:
Neighborhood commercial areas typically consist of limited, convenience oriented establishments that serve the surrounding residential neighborhood area within an approximate one-mile radius. Retail and service oriented commercial uses should be encouraged within revitalized existing neighborhoods. Typical uses may include, but are not limited to, food markets, bakeries, pharmacies, restaurants, and self-service laundries. While commercial uses within new or existing neighborhood developments may be beneficial to the City and residential areas, specific design criteria and guidelines should be required to mitigate any potential negative impacts. The following guidelines may influence both the siting and design of the Neighborhood Commercial uses and the preservation, revitalization, and success of the adjacent neighborhoods.
All neighborhood commercial uses should be located at the intersection of arterial or collector streets.

Neighborhood Commercial uses should be restricted to the height limitation of the adjacent residential district.

Screening techniques (i.e. landscaping, berming, fencing) should be used to buffer adjacent residential uses from noise, sight and glare impacts generated by Neighborhood Commercial uses.

Landscaping should be drought tolerant and evergreen.

Four-sided Architecture and design should be used to soften the visual appearance of the commercial development in order to minimize any potential negative impacts to surrounding residential neighborhoods.

Commercial developments should provide open space and should provide pedestrian amenities and places for pedestrians to gather.

Community Commercial

Permitted Zoning District: Community Commercial (C-2)

Uses allowed within this designation include a variety of types and intensities of commercial development. Community Commercial areas typically consist of large shopping centers and districts that offer a wider variety of goods and services than the neighborhood commercial areas. They rely on larger trade areas (two-mile radius or greater) and include such uses as department stores, bookstores, furniture stores, restaurants, theaters, and non-retail services, such as offices and banks. Major Community Commercial centers should be located with adequate controlled access and visibility to arterial streets.

Development Guidelines:
The City is located along an interstate highway that transports a significant amount of daily vehicular traffic between Phoenix and Tucson. The City of Eloy desires to create and diversify the community's economy by capturing a portion of the future commercial and industrial jobs that will locate along the corridor. A sustainable economy is created by balancing the respective elements of a community. Residential, commercial and industrial development should develop proportionately.
Over-designation of commercial land can lead to a vacant and abandoned commercial land use pattern, under designation of commercial land can result in inflated land prices, a lack of needed services, a loss of economic development potential and a reduced sales tax base. The guidelines presented below will influence the siting of Community Commercial uses.

All such uses are located at the intersection of arterial and/or collector streets, or within Mixed Use Centers.

Community Commercial developments may be required to submit, for review and approval, a traffic impact study as part of the site planning process to determine number and location of median and curb cuts for optimal traffic flow and adequate site ingress/egress.

Building design should utilize 360-degree architecture (four-sided attractive articulation)

Landscaping should be drought tolerant and evergreen.

Buffering (i.e. landscaping, distance, and fencing) should be utilized to shield adjacent residential uses from noise, glare, and supply truck traffic generated from adjacent Community Commercial uses.

Mixed Use
Density Range: 10.0 to 24.0 du/ac
Permitted Zoning Districts: Combination of R-2/R-3/C-1/C-2/MU/PF/BP

Development within this designation should be represented by a mix of retail, office, and higher density residential at more urban densities with an emphasis on pedestrian scale and walk-ability. This category is also appropriate along rail corridors where a mix of commercial, industrial and higher residential densities are appropriate. The uses and densities permitted within this category include Neighborhood Commercial, Community Commercial, Business Park, Light Industrial, Medium-High Density Residential and High Density Residential. Zoning applications within the Mixed Use category should include multiple uses and/or the integration of at least two uses within individual structures.

Development Guidelines:
Mixed Use developments have the potential to help revitalize the City's Downtown area. In order to provide direction for these types of developments the following guidelines should be followed:
Develop a mixture of neighborhood-serving businesses and residences.

Provide opportunities for residential uses that can capitalize on ready access to commercial and retail establishments.

Allow flexibility in the design and development of residential and Mixed Use developments.

Encourage a variety of housing types mixed with light commercial retail/professional offices (i.e. live work units).

Planned Community Area

Permitted Zoning District: Planned Area Development (PAD)

The proposed Planned Community Area (PCA) designation provides for large-scale (40 acres or more) master planned developments that include a mixture of land use opportunities. Such developments should also include an appropriate transportation system connecting possible schools, parks, retail, and/or employment areas.

Projects that are primarily residential within a PCA should include a variety of residential densities to promote housing choice. Residential communities within a PCA should also provide commercial and/or employment land uses for residents of that area. Projects that are principally employment focused within a PCA should include other supportive uses (i.e. retail, public facilities, etc.). Requests for the PCA designation should include a conceptual land use plan. When approved, the PCA designation should permit the shifting of land uses within the defined area from one location to another without requiring an amendment to the designation.

If the overall land use balance of any land use category within the PCA increases more than twenty five (25) percent, the rules for amendments will determine whether a major or minor amendment is necessary. Landowners may request the PCA designation on previously approved General Plan Amendments that meet the requirements above, as long as the allocation of land uses remain unchanged or within the 25% threshold. Such requests should be processed as Minor General Plan Amendments.

Light Industrial

Permitted Zoning Districts: Business Park (BP) and Light Industrial (L-1)

Uses allowed within this designation include the least intense industrial employment uses, such as professional offices, research and development, wholesale and storage warehouses, utility centers, the repairing and packaging of goods, and ancillary eating and retail establishments. In particular, light industrial areas should be designed such that the least intense uses are located along major and minor arterial streets, where visibility to the public is high. Adherence to landscape standards, setbacks, and provision of adequate transitions between intense uses and low impact developments (residential and neighborhood commercial) ensures compatibility between uses and enhances the community's visual aesthetics and appeal.

General Industrial

Permitted Zoning District: General Industrial (I-2)

Uses allowed within this designation include the most intense industrial employment uses and generally consist of wholesale and storage warehouses, external storage yards (including utility centers), fabrication, manufacturing, processing, repairing, and packaging of goods. Manufacturing areas typically produce noise, truck or rail traffic, and open storage. They should be designed in such a way that the rear and sides of the structure and outside storage areas are screened from public view. Adherence to landscape standards, setbacks, and provision of adequate transitions between intense uses and low impact developments (residential and neighborhood commercial) ensures compatibility between uses and enhances the community's visual aesthetics and appeal.

Development Guidelines (for all industrial designations):
Light Industrial and General Industrial designated areas can capitalize on the economic opportunities of the transportation network within the City.
It is important to designate lands that will maximize the future employment potential. Providing adequate infrastructure and support services in areas designated for industrial and manufacturing uses will help draw businesses to those areas. The guidelines presented below will influence the siting of industrial related land uses.

Generally, all such uses should be located along the interstate and/or state highway corridors, as well as, in and around the Eloy Municipal Airport.

Industrial related uses should not be located adjacent to single family residential uses without adequate buffers.

Industrial uses may be required to submit, for review and approval, a traffic impact study as part of the site planning process to determine number and location of median and curb cuts for optimal traffic flow and adequate site ingress/egress.

Building front and street side architecture should be significantly articulated using wall undulation, varied rooflines and changes in materials to help create visual interest and minimize negative impacts created from large building massing (both vertically and horizontally).

Landscaping should be drought tolerant, yet green and healthy.

Screening techniques (i.e. landscaping, distance, berming, and fencing) should be used to shield and buffer adjacent residential uses from noise, visual impact, glare, and delivery truck traffic.

Parks/Open Space

Permitted Zoning Districts: Open Space Conservation (OSC) and Open Space Recreation (OSR)

This designation should be used for existing and planned open space, parks and other related recreational facilities that serve the City's current and future recreational needs.
Development Guidelines:

Lands designated as Parks/Open Space should provide the citizens of Eloy and its visitors with the opportunity to navigate through the City using an interconnected trail system. The opportunity to enjoy the unique characteristics of the surrounding agricultural landscape, and to engage in active or passive recreation activities at parks located throughout the City will increase the quality of life in Eloy. Standards and definitions related to developing new active parks are located in the Parks, Open Space and Trails Element, while the guidelines presented below will influence the siting of Parks, Open Space and Trails land uses.

All parks that do not contain lighted facilities should be located at the center of their service area to equalize accessibility for all users.

Parks that contain lighted facilities should be located adjacent to roadways and employment uses to help buffer glare and noise. Parks that are lighted shall adhere to the City's Lighting Ordinance.

Parks, Open Space and Trails areas should be designed and constructed to conform to their respective definitions (located in the Parks, Open Space and Trails Element). Parks should be constructed so that they can be used at the completion of the first phase of adjacent residential development.

Siting parks, open space and trails should be planned in conjunction with adjacent subdivisions, master planned communities, and other residential developments (including multi-family). Each residential development should submit a conceptual design plan, which will incorporate the parks, open space and trails by including pedestrian walkways, pathways, and trails etc. which tie into the overall area.

The City may want to purchase, or obtain through dedication, lands designated for Parks and Open Space in order to ensure that lands held in private ownership or by the Arizona State Land Department are developed as parks and open space. The City cannot require private property owners or the State to preserve their lands, nor can the City remove all development potential from a property.

Public/Institutional

Permitted Zoning District: Public Facility (PF)

This designation should be used for land and/or facilities that are owned by a city, county, state, or federal public or quasi-public institutional entity. The land uses allowed should provide governmental, educational, cultural, aviation, or corrections services within the City. These essential public uses should support and enhance the overall community's land use pattern and visual aesthetics in order to minimize potential negative impacts.

Development Guidelines:

The Public/Institutional land designation will be used to provide for the basic functions and services as needed and desired by the City's residents and business owners. As development occurs within the City, additional lands will be needed to provide basic public services, such as municipal facilities, public safety facilities, utilities, and large-scale recreation uses.

Specific Plan Study Areas

In the future, the City will have to critically evaluate new development proposals within specific areas of interest or focus. These areas will require additional research, development criteria, and have specific Council policies that should be met. The City's decisions will affect the future residential and economic growth in these areas.

LU-1: Future Land Use Composition

Land Use Type	Incorporated Area (Acres)	Planning Area (Acres)	Total (Acres)	Percent of Total
Estate Density Residential	12,003	154,859	166,862	52%
Low Density Residential	5,253	30,774	36,027	11%
Medium Density Residential	35,488	13,068	48,556	15%
Medium-High Density Residential	3,112	3,936	7,048	2%
High Density Residential	1,890	742	2,632	1%
Neighborhood Commercial	33	0	33	<1%
Community Commercial	4,453	2,320	6,773	2%
Light Industrial	2,134	10,044	12,178	4%
General Industrial	4,283	1,130	5,413	1%
Parks/Open Space	1,121	29,011	30,132	9%
Mixed Use	1,104	4,612	5,716	1%
Public/Institutional	1,271	161	1,432	<1%
TOTALS	**72,145**	**250,656**	**322,801**	**100%**

Source: City of Eloy, January 2020

2.3 OBJECTIVES

The following objectives are presented to guide development of land within the City and give Staff direction to make flexible decisions about the overall land use pattern within the City of Eloy when amendments to the map are requested.

1. Maintain transitional buffers between high and lower impact land uses.

2. Promote Mixed Use development within designated areas including the downtown.

3.2 Circulation Element

3.2.1 GOALS

1. Encourage public safety through appropriate street design.
2. Improve "Level of Service" through coordinated street design, signal spacing and access management within the community and the surrounding region.
3. Plan and provide for alternative methods of transportation.

3.2.2 PURPOSE

The purpose of the Circulation Element is to summarize the existing street and roadway conditions. It also provides guidance and goals for public transportation, multi-modal pathways, and other modes of transportation. This element also lists and defines the different street classifications and maps the future roadway network. The intent of this element is to coordinate the City's streets with both existing land use and proposed future land use to provide mobility and access. It also guides where infrastructure should be upgraded to facilitate the efficient movement of people, goods and services within the City of Eloy.

3.2.3 EXISTING CHARACTER

Within the City's boundaries, there are approximately 25 miles of existing paved roadways. These roads vary in width, pavement composition and condition. Some roads are in serious need of repair while other roads are newly constructed or have recently been resurfaced.

The City's downtown was initially oriented in a radial street pattern. This design was later modified into a grid pattern with arterials planned at each mile. This situation has led to offset intersections as well as five (5) five-legged intersections on Frontier Street, which are a hazard to both vehicles and especially pedestrians. The confusion that these types of intersections create can be the cause of accidents and/or serious injury/death as traffic volumes increase.

Roadways

The local roadway network is based on the one-mile grid system originally established in Pinal County. There are six basic street classifications used by the City, specifically: Interstate Freeways/State Highways; Major and Minor Arterials; Major and Minor Collectors; and Local Streets.

Airport

The Eloy Municipal Airport was opened to the public in February 1969 and is a general aviation facility. The Eloy Municipal Airport is located approximately three miles northwest of City Hall and encompasses approximately 91-acres in area. The airport was initially constructed by the Air Force for training purposes. Estimated air traffic using the airport is approximately 28,000 operations annually. It has one runway approximately 3,900 feet in length and 75-feet wide. The airport has five conventional hangers and twelve T-hangers with a parking apron 150-feet by 300-feet.

The Eloy Municipal Airport is currently used for general aviation and skydiving activities, with no scheduled services to other locations. Recommendations for future upgrades to the airport to meet potential and desired demand includes the relocation of Taxiway "A", drainage improvements, extension of the runway, and lighting improvements.

Multi-Use Pathways
Currently, there are 95 miles of existing pathways and trails within Eloy's Planning Area. These pathways currently include the full complement of dirt pathways to sidewalks.

Public Transportation
The only public transit access in the City occurs through the connection of Central Arizona Regional Transit(CART) that extends limited service (twice per day) down Interstate 10 to serve the recently relocated Greyhound stop at Love's Truck Stop, located at the northwest corner of Sunland Gin Road and Arica Road. The recently completed a transit feasibility study to identify corridors and routes that would serve the City's population with access to desired area-wide destinations. A circulator for downtown and routing along Frontier to Casa Grande is shown on Map C-1, Circulation. The closest Amtrak stop is located at 19427 N. John Wayne Parkway in the City of Maricopa. Amtrak's Sunset Limited, which operates between Los Angeles and New Orleans, stops in Maricopa at night on Tuesday, Thursday and Sunday from east to west and in the morning on Monday, Thursday and Saturday from west to east.

3.2.4 DISCUSSION

Circulation Plan
The City of Eloy's circulation system is shown on Map C-1, Circulation and includes the roadway network with its recommended characteristics as discussed below.
Roadway Network

The roadway system consists of a hierarchy of streets, which range in widths and traffic volume capacity as shown on Table C.1, Roadway Functional Classification & Characteristics. For example, an arterial's main function is to carry the largest volume of traffic from collector streets to places of employment, retail, offices, and to the City gateways and then funnel the traffic back to the collectors. Functional characteristics include roadway type, function, right-of-way width, lane configuration, pavement width (curb-to-curb), and average daily traffic (ADT).

Roadway Descriptions

Interstate Freeway / State Routes (Highways)
Freeways and State Routes should connect major metropolitan areas, and carry a high proportion of vehicular travel on a minimum of mileage. Freeways and State Routes should be integrated with arterial streets. Freeways and State Routes generally have full access control and consist of interstate highways, other freeways or U.S/State routes. This class of street is designed to handle higher speeds between 55 and 75 mph as well as between 11,000 and 22,000 vehicle trips per day. The number of lanes should range between three and five (one direction) with a total right-of-way width of 300-feet or greater.
Arterial (Principal - RSR, Major and Minor)

Arterials are major streets that are designed to move large volumes of traffic within each community and between cities and towns and are typically spaced at one-mile or greater intervals. These streets are typically constructed with a total of four to six lanes of traffic, and have a raised or striped median. Access to arterials should be limited to intersections at approximately one-quarter mile intervals and from the driveways of major developments. No on-street parking is allowed on arterial roadways.

These streets are typically designed to handle between 8,900 and 11,740 vehicle trips per day with speeds ranging from 45 to 55 mph. Total right-of-way width for arterials range from approximately 110- to 130-feet.

Collector (Major and Minor)

Collector streets provide mobility and access between local streets and arterials, local streets to other local streets, as well as, allowing access to properties fronting onto the street. Collectors are generally spaced at one - half mile intervals, except in the cases where designated on the Circulation Plan Map to connect Downtown with the Eloy Municipal Airport and to connect Sunland Gin Goad and Toltec Road between Frontier Street and Interstate 10 (I-10). These streets are constructed with a total of two to four travel lanes, and typically have a striped or raised median. Travel speeds on collector streets are typically set at 35 mph. Collector's usually have right-of-way widths ranging from 70- to 80-feet.

Collectors may have on-street parking, although this is typically not permitted near intersections and curb cuts for visibility purposes. Collector roadways designated within the Eloy Planning Area are generally located on the midsection-line boundaries.

Local Road

Local roadways serve local traffic, providing access to adjacent properties and roadways of higher classification. Local roadways usually have two lanes and low travel speeds (25 mph or slower), and allow on-street parking. A typical right-of-way width for a local street is approximately 50-feet.

Future subdivision developments and local street construction may focus on a non-grid internal street pattern to help slow traffic, create visual aesthetics (when coupled with a landscaping theme), create a sense of place and variety within each individual development and create a more pedestrian friendly environment.

Multi-Use Pathway

The purpose of a multi-use pathway system is to provide residents with other transportation alternatives to travel within the community other than a vehicle. Other transportation options include walking, jogging, bicycling, skating, or horseback riding. Non-vehicular travel may provide a wide-range of benefits, such as increased mobility and access as well as enhanced recreational activities, improved air quality, and better personal health.

Table C.1: Roadway Functional Classification & Characteristics

CLASSIFICATIONS	CHARACTERISTICS				
	Primary Function	Configuration (both sides included)	Right of-Way Width	Width Back of Curb-to Curb	Maximum Vehicle Trips Per Day
Freeway/State Route	Mobility	4 and Greater Divided	300+	---	>55,000
Major Arterial (Principal)	Mobility	6 Lanes + Divided Median	130'	124' - 104'	45,000 - 55,000
Minor Arterial	Mobility / Access	4 Lanes + Raised Median	110'	80'	30,000
Major Collector (Commercial)	Access / Mobility	3 Lanes + Two Way Turn Lane	80'	54'	10,000

Minor Collector	Access	2-3 Lanes + Two Way Turn Lane	70'	48'	8,000
Local	Access	Two Lanes	50'	32'	1,000

Source: City of Eloy, January 2020

The multi-use pathway system consists of trails and bike routes/paths. The trails typically consist of shared-use paths that are physically separated from vehicular traffic. These may be paved or unpaved, and may be located within an existing roadway right-of-way or within an existing utility or canal right-of-way or easement.

Bicycle paths are comprised of both trails and lanes. A bicycle lane is a one-way travel lane located along the edge of a paved street. A bicycle trail is a non-vehicular pathway identified for bicycle use by signage only. Bicycle trails are physically separated from vehicular traffic, and may be paved or unpaved.

Aside from the 95 designated miles of trails and pathways, Pinal County's Open Space Master Plan also shows an additional 44 miles of proposed trails. As the City expands into its Planning Area through future annexation and when these areas are developed, an analysis of the proposed pathway system should be completed. Developers should be encouraged to set aside, construct and possibly dedicate pathway network improvements within or adjacent to their development.

Opportunities exist for developing a system of urban multi-use trails along the street, utility, and railroad rights-of-way that could be used for pedestrian, equestrian, and bicycle travel. Potential locations for these trails include Frontier Boulevard (south side), Sunshine Boulevard (west side), Hanna Road (south side), Milligan Road (south side), SR-87 (west side), Toltec Highway (east side), and Sunland Gin Road (west side). In the future, a more comprehensive city-wide Parks, Recreation, and Trails Master Plan could be developed and adopted that will confirm such corridors.

High Capacity Transportation Corridors

A series of recent studies have identified several key transportation corridors for future consideration within the Eloy Planning Area. The Arizona Department of Transportation is currently assessing (through an Environmental Impact Statement) two routing options for a future North-South Freeway. The intent is to connect US 60, in northern Pinal County, to Interstate 10 within the City of Eloy. The City of Eloy supports (through Resolution 19-1454) the W4 Corridor, which utilizes the existing SR 87 roadway and terminates at Interstate 10.

The Intermountain West Corridor (I-11) is intended as a multimodal transportation facility to diversify, support, and connect the economies of Arizona and Nevada, ultimately linking Mexico and Canada. The connection between Phoenix, Arizona, and Las Vegas, Nevada has been analyzed, and the Green Alternative through Eloy (supported by Resolution 19-1457) deviate to the south of I-10 within the Eloy Planning Area as shown on Map C-1, Circulation.

No funding has currently been set-aside for the design or construction of these corridors.

Railroad

The rail line through Eloy was originally constructed by the Southern Pacific in 1880 and parallels Frontier Street. The Union Pacific rail line (also known as the Sunset Route), which was acquired by the Union Pacific in 1996, traverses the southern portion of Arizona, connecting Los Angeles with Tucson, El Paso, Houston, and New Orleans.

Currently, between 45 and 55 freight trains operate through Eloy daily. The largest of the commodities shipped on these trains are Agricultural Products (grains, grain products, and food & refrigerated products); Automotive (finished vehicles and auto parts); Chemicals (Fertilizer, Plastics, Industrial Chemicals, Soda Ash, Petroleum LPG and Crude Oil); Coal (Coal and petroleum coke); Industrial Products (Lumber, construction products, metals, minerals/consumer, paper, other); Intermodal (Domestic and international), Mexico (Autos, intermodal, agricultural, industrial products, chemicals and coal); and some 10,000,000 tons of coal (shipped in) to run the state's power plants.

Currently, the only grade-separated crossings of the Union Pacific in the vicinity of Eloy's Planning Area are the I-10 viaduct west of Toltec and the SR 87 viaduct at Picacho. The at-grade rail crossings occur at Sunland Gin Road, Toltec Highway, Houser Road, Battaglia Drive, Eleven-Mile Corner Road, Main Street and Sunshine Boulevard.

3.2.5 OBJECTIVES

The objectives provide the City necessary direction in order to create and enhance a functional circulation network and to interweave viable alternative transportation modes that could reduce reliance on the automobile.

1. Improve and maintain street safety.
2. Improve and maintain the quality of street surfaces.
3. Manage vehicular access onto the street.
4. Reduce accidents at offset and five-legged intersections.
5. Implement traffic sign upgrades and pavement rehabilitation actions as recommended in the city of Eloy Small Area Transportation Study, for both streets and railroad crossings.
6. Incrementally upgrade existing roadways to comply with the street classification system, as demand warrants.
7. Require new developments to adhere to the street classification system and dedicate adequate right-of-way.
8. Monitoring vehicular accidents, determining their causes and then adopting policies to avoid similar situations in the future.
9. Promote paving/topical treatment of dirt and gravel roads and prohibiting the creation or continuation of unimproved roads, especially as new development occurs.
10. Work with other government entities [e.g., Arizona Department of Transportation (ADOT), Sun Corridor Metropolitan Planning Organization (SCMPO), Pinal County, Central Arizona Association of Governments (CAAG), City of Casa Grande, etc.] to improve and maintain the regional roads, including State Routes and Interstates 8 and 10.
11. Determine and define traffic impact mitigation measures to preserve mobility and access through the City's roadway network.

3.3 Growth Areas Element

3.3.1 GOALS

1. Encourage orderly development within Growth Areas.

2. Encourage balanced, mixed use and multi-modal development within the designated Growth Areas.

3. Promote commercial, employment and industrial development at identified Growth Area nodes.

4. Promote development within Growth Areas that provides for the logical extension of infrastructure and utility service.

3.3.2 PURPOSE

The purpose of the Growth Areas Element is to provide the City of Eloy with objectives to guide new development. It also focuses efforts to revitalize, rehabilitate, and redevelop areas of the City in terms of supportive infrastructure, public facilities and utilities investments to meet the needs of all residents and businesses. The City must also provide the strategy, which will lay a foundation of adequate services. Such services will respond to both the increased demands from new development and maintaining existing service levels for existing development.

3.3.3 EXISTING CHARACTER

The City of Eloy has an estimated population of approximately 19,000 people as of 2019 and has experienced an estimated annual growth rate of approximately one percent since 2010, when the City's population was 16,631 people. As Tucson, Marana, Phoenix and Casa Grande grow and develop, Eloy, which is in the path of development, will undoubtedly be "discovered" for its "small town" charm.

3.3.4 DISCUSSION

Eloy has grown in the past and will continue to grow in the future. The choices that the City Council makes for its residents, which are put into action by the City Departments, will affect how the City grows and if it remains a desirable community. This may occur if growth and revitalization are managed and targeted to areas that can best accommodate it. Creating objectives and policies to target the appropriate type of development and 'best' location for new and revitalized growth will allow the City to enhance selected areas that need improvement.

These areas can absorb new jobs and housing without negatively affecting existing neighborhood quality of life through increased traffic or commercial encroachment into residential areas. The Growth Areas Element therefore seeks to identify the areas that can efficiently and logically accommodate growth, resulting in a diverse concentration of land use, transportation, and circulation options, and integrated open space areas.

3.3.5 GROWTH AREAS ELEMENT

Identifying growth areas discourages dispersed development or "sprawl" by focusing both revitalization and new development in targeted areas.

It is important for the City to encourage development within the growth areas in order to enhance their economic viability, create compact development areas, integrate active and passive open space, preserve natural resources, and accommodate integrated compatible land uses (commercial, office, residential, tourism, and industrial) to ensure sustainability. Growth areas should also be served by multi-modal transportation options (transit, pedestrian, bicycling, etc.) to provide community access, mobility and to reduce dependency on the automobile.

New and revitalized development is encouraged within five identified areas as shown on Map GA-1, Growth Areas Map that may provide residents with increased flexibility and a higher quality of life. Flexibility and quality of life are characteristics consistent with Smart Growth principles. Other characteristics of Smart Growth include the following:

- Mix of land uses
- Compact building design
- Diversity of housing choices
- Strong pedestrian network
- Distinctive, attractive communities with a strong sense of place
- Open space, farmland, natural beauty, and sensitive environmental area preservation
- Growth directed toward existing development
- Transportation choices
- Development decisions that are predictable, fair, and cost effective
- Community and stakeholder collaboration in development decisions

Growth areas have been identified throughout the Eloy City Limits and Planning Area boundary. The identified growth areas were defined based upon the following factors:

- Vacant or Underutilized Land: Areas selected were anticipated to accommodate future development, revitalization, or redevelopment based on their proximity to Interstate-10 (I-10), SR-87, wastewater treatment, or the Eloy Municipal Airport;

- Public Facilities Capacity: Areas were selected on the basis that public facilities could be provided to serve the community and provide law enforcement, emergency, safety, municipal, and health care services for residents;

- Infrastructure Expansion: Areas were chosen based on the fact they could be served with incremental water and/or sewer expansion financed through public capital improvement projects and/or private development activity;

- Open Space Opportunities: Existing facilities used in the evaluation of growth areas included city and private recreational facilities such as existing city parks, or other regional natural open space recreational opportunities; and

- Smart Growth Principles: Principles and guidelines used to choose growth areas included places that could support mixed residential and employment land uses served by a variety of transportation modes that provide a high quality of life.

Growth Areas

1. Toltec-Robson Area
   - This growth area is located at the intersection of Interstate 10 (I-10) and Interstate 8 (I-8). This growth area interfaces with the City of Casa Grande. It includes Eloy's first upscale Master Planned Community, as well as, other proposed retail establishments, catering to the interstate travelers. Transportation related industries are also ideally suited for this growth area.

   - Uses within Eloy City limits should demonstrate compatibility with land uses within Casa Grande - Residential to Residential, Commercial next to Commercial, and Industrial next to Industrial.

   - The 1,025-acre Casa Grande Mountain Park is located within this growth area and provides an opportunity for both Eloy and Casa Grande to preserve a significant open space with multiple trails used for hiking.

   - Includes a mixture of low to high density residential with some commercial and industrial designated parcels. The area is mostly residentially designated. The commercial and industrial designated land is typically located along I-10 and Frontier Street, and within planned communities. The densities of the residentially designated areas transition lower the further away (to the NE and SW) from the Freeway. The future PhoenixMart is located to the north of this growth area in the City of Casa Grande. It has been marketed as America's premier product sourcing center. The intent of PhoenixMart is to connect manufacturers, wholesalers, distributors and retailers directly to thousands of buyers and consumers across the country and around the globe. It is being proposed as a multi-category supply center with American quality products at globally competitive prices. Over 2,000 businesses are intended to be assembled in an iconic development and 1.5 million square foot marketplace.

2. Airport Area
   - Includes the Eloy Municipal Airport. The Eloy Municipal Airport is owned and operated by the City of Eloy and is sited on approximately 90 acres located approximately three miles northwest of the City's central business core. The Airport is accessed via Tumbleweed Road, which terminates at the Airport entrance. Lear Drive extends along the south side of Airport property and provides access to the T-hangar facilities.

   - This growth area is the Home of Arizona skydiving, located in the heart of the scenic Sonoran Desert and lies midway between Arizona's two largest cities, Phoenix and Tucson. SkyDive Arizona has grown into the world's largest indoor skydiving center, averaging over 140,000 jumps per year.

3. Sun Corridor
   - This growth area includes industrial, commercial and residential properties with access to Interstate 10 (I-10) and the Union Pacific Railroad (UPRR). It is a prime location for

development with access to interstate transportation corridors; it also includes railroad, I-10 and Highway 84.

- Includes the entire downtown area and may incorporate or focus on redevelopment, infill, and rehabilitation of existing structures.

- Includes one industrial core or strip between I-10 and Frontier Street and much of the General Industrial designated land along I-10 and within the downtown area.

- This area consists of a mix of residential densities, but has more medium and higher density residential land uses than single family designated areas.

4. SR 87 Corridor

- This growth area is another potential employment corridor with access to Interstate 10 (I-10), Highway 87, and the Union Pacific Railroad. The eastern edge of this growth area also has the potential for upscale "Resort Style" living given its proximity to the base of the Newman Mountain range to the east.

- This Growth Area is focused around the highway corridor of general industrial/light industrial and commercial uses with some residential (mostly higher density residential uses).

- Future access to the North/South Corridor-A transportation route through Pinal County that would potentially connect U.S. Route 60 in Apache Junction and Interstate 10 near Eloy and Picacho.

5. Red Rock Area

- This growth area is the future site of the Union Pacific Rail Road (UPRR) switch yard and a major employment hub.

- This area will need to interface with Marana and Red Rock to the south and east.

  The designated land uses within this area consists of Light Industrial, Mixed Use, Medium-High Density Residential and Community Commercial, even though some areas have been previously designated with more intense uses through the Pinal County Comprehensive Plan update process. It is also important to note that some higher density residential and commercial type uses may be permitted within this growth area depending on how the edge land of the Marana Planning Area develops adjacent to the Planning Area Boundary of Eloy.

6. Other Plans

In order to maximize the efficiency and attempt to accomplish the objectives of the Growth Areas Element, other planning mechanisms will need to be used. These include:

- Specific Plans,
- Updating revitalization/redevelopment plans, and
- Adopting infill incentive districts, capital facilities programming, and adequate public facilities ordinances.

Specific Plans

Specific plans are permitted by Arizona Revised Statutes (ARS 9-461.08) to allow cities the opportunity to define building layout and site planning, bulk and height requirements, and open space guidelines.

Redevelopment/Revitalization Plans

Redevelopment plans are also permitted by statute (ARS 36-1471 et. seq.) to transform underutilized or vacant areas into viable economic opportunity areas. The Growing Smarter Plus legislation established infill incentive districts to reverse the characteristics of disinvestment (i.e. dilapidated structures, contaminated sites, public nuisances, crime, and population decline) in developed areas.

Capital Improvement Plans (CIP)

Capital improvement plans identify the sequential phasing of community infrastructure and facilities to stage growth and foster revitalization in a rational manner. Adequate public facilities ordinances assist in maintaining desired facility levels of service (including schools) when new development occurs in the City.

Adequate Facilities and Services for Growth

The Growth Areas and existing or planned availability of essential facilities and services to accommodate Eloy's growth extend over a majority of the City Limits and much of the Planning Area north of Interstate 10. Timely and orderly development of facilities and services will be important as the City grows.

Development proposed in growth areas, must also be in conformance with the General Plan's Land Use Plan. Projects may proceed after providing a conceptual report or evaluation of adequate facilities and services. If a development proposal is submitted for a parcel that is designated for a future phase, subsequent phases may be accelerated, if deemed in the City's best economic interests. If new development, consistent with the Land Use Plan, is located within one of five (5) growth areas, or outside a designated growth area, the City of Eloy will evaluate the efficiency and cost/benefit of approving that development based upon the following criteria:

Facility Adequacy Criteria:

- Water Facilities
  - Compliance with the adopted Water Master Plan.
  - Adequate water resources for the development (100-year assured supply) and proposed methods of water conservation to reduce the City's reliance on groundwater.
  - Adequate water production facilities including trunk lines, pumps, and fire hydrants are in place, or will be constructed, to serve the development.

- Wastewater Facilities
  - Compliance with the adopted Wastewater Master Plan.
    Adequate wastewater treatment capacity is available, or will be constructed, to serve the development.
  - Adequate wastewater transmission facilities including trunk lines and pumps.

- Streets and Highways

- Compliance with the Circulation Element and Circulation Map.
- Adequate street access including rights-of-way for streets, improved street area, traffic control (stop signs or signals).
- Access to planned or existing pedestrian, bicycle, and transit facilities.

- Schools
  - Adequate school capacity is available or provided for new students generated.
  - Consistent with projected school enrollment or planned school construction or expansion.

- Police Services
  - Police protection will not be reduced below the adopted level of service of 1.8 officers per 1,000 population.
  - Emergency response times will not exceed the existing average response time by 10 percent. Staff conducted a random sampled survey of response times and found an average response time of 6 minutes.

- Fire Protection Services
  - Fire protection and emergency medical will not be reduced below the adopted level of service for firefighters/EMT staff per 1,000 population.
  - Emergency response times will not exceed the existing average response time by 10 percent, which currently is approximately a 4-minute response time.

- Fiscal/Financial
  - The City's budget for development/permit review, construction, inspection, operation, and maintenance would not need to be supplemented by more than 20 percent in any one fiscal year.
  - The municipal facilities to serve the proposed development would not exceed the revenue stream received from taxes and fees (e.g. property tax, sales tax, utility fees, and development fees) for the proposed development unless otherwise supplemented by the developer.

Future development located within or outside of the five growth areas may be approved if the developer complies with existing General Plan land use designations or criteria. However, when a proposed development within or outside a growth areas does not comply with the criteria, or triggers the need to change adopted plans, policies, budgets, etc., the development may not be approved until it can substantially meet all the criteria or obtains a General Plan Amendment

4.4 OBJECTIVES

The objectives included below provide the City with direction to guide near-term future growth, development, and revitalization in appropriate locations.

1. Prepare and adopt a specific plan for each of the five growth areas identified on the Growth Area Map.

2. Prepare and adopt a Downtown/Redevelopment Plan.

3. Prepare, adopt and maintain a five (5) year a Capital Improvements Program.

4. Prepare and adopt a Main Street Streetscape Master Plan.

5. Prepare and adopt an Infill Incentive District Ordinance.

6. Prepare and adopt a Revised Development Code for Planned Area Development and Master Site Plans.

7. Prepare and adopt an Adequate Public Facilities Ordinance.

8. Prepare and adopt Downtown Design Guidelines to address architecture, landscaping, parking, lighting, signage and open space, parks, alternate transportation modes, and parking

3.4 Parks, Open Space and Trails Element

3.4.1 GOALS

1. Improve the Community's livability, aesthetics and desirability through active and passive "green" space.
2. Provide a wide variety of organized recreation opportunities for residents of all ages.

3.4.2 PURPOSE

The Parks, Open Space and Trails Element focuses on providing passive and active open space areas for recreation opportunities, a sense of openness and to improve the aesthetics of the community. This element identifies existing and proposed parks, open spaces and trails that have enhanced and will further improve the City's livability.

3.4.3 EXISTING CHARACTER

Eloy's residents place a high value on parks and open space. Additional parks, open space and trails will be necessary, both from a community aesthetics and livability standpoint and to satisfy the objectives of the General Plan. Surrounding open vistas, native desert and mountains provide a scenic backdrop for the City and its residents.

While Eloy has grown slowly over the past five years, the population increase has not created the need for additional park land or open space for its citizens. The City of Eloy owns and maintains 12 park facilities and two community centers comprising nearly 22 acres as shown on Table P.1, Existing Parks and illustrated on Map P-1, Parks and Service Area Map.

The existing inventory of parks is limited to Mini Parks and Neighborhood Parks-none more than five acres in size. There are not any community (more than 15 acres) or district (more than 50 acres) level parks located in the City. However, an approximate 14 acre private Community Park is located in Robson Ranch to serve the recreation needs of its residents. The park includes tennis courts, pickle ball courts, pools, indoor workout facilities, softball field and dog park.

In addition, the City also owns several parcels within the City, which are currently vacant and identified for park uses. These parcels total 17.85 acres, are identified on the Parks and Service Area Map and consist of the following:

- Northwest Corner of Houser and Tumbleweed Roads 14.78 acres
- Sunland Visitors Center Park 1.74 acres
- Northwest Corner of Adams St. and Phoenix
- Northeast Corner of 13th Street and Myers Blvd. 0.22 acre
- Southwest Corner of Navajo Circle and Apache Dr. 0.55 acre
- Southeast Corner of Navajo Circle and Apache Dr. 0.56 acre

TABLE P.1, Existing Parks

Park Type/Name	Facilities	Acreage	Service Area Radius
Mini-Parks			
Anita Park	Picnic Area and playground equipment.	0.50	0.25
Chamber Park	Grass area	0.10	0.25
Maddux Park	Grass area and picnic area.	0.25	0.25
Toltec Park	Picnic area, playground and half-court basketball.	0.50	0.25
Toltec Senior Community Park	Picnic and grass area.	0.90	0.25
Veteran's Heritage Park	Seating area, gathering area	0.23	0.50
Subtotal		**2.48**	
Neighborhood Parks			
Central (Main Street) Park	Grass field, park benches, and gazebo.	1.32	0.50
Jones Park	Ball field, concession stands, basketball court, swings, playground picnic area, swimming pool, skate park and restrooms	4.55	0.50
North Toltec Park	Picnic area, grass area, swings, playground and half-cour basketball.	0.77	0.50
Shumway (North) Park	Baseball field, concessions stands, tennis court, playground, picni area, restrooms and basketball court.	7.42	0.50
Troy Thomas/Trekell Park	Grass area, playground, picnic area, swings and basketbal court.	3.50	0.50
Sunland Visitors Center Park	Ramadas, passive area, path	1.70	0.50
Subtotal		**19.26**	
Total		**21.74**	

Source: City of Eloy, January 2020

The City of Eloy is providing public park space at a gross ratio of 1.25 acres per 1,000 persons. National standards recommend 3.0 acres per 1,000 persons, but the City has reduced it to 2.0 acres per 1,000 persons. These standards also recommend the same ratio for open space that exists for parks. While many similar size (in terms of population) communities not only achieve these national standards, several exhibit a much higher ratio of parks and open space per population than the City of Eloy, as illustrated below.

Table P.2 Existing Parks Comparison

Community	Existing Population (2019)	Park Acreage	Park Acreage per 1,000 population
Eloy	17,412 (10,612*)	21.74	1.25 (2.05**)
Coolidge	12,187	50.6	4.10
Chino Valley	11,705	38.65	3.30
Somerton	15,759	13.8	0.88

Source: Community General Plans, July 2019

* Net population total, based on reduction of prison population and Robson Ranch.
**Based on non-incarcerated population
(Information obtained from each communities respective General Plan)

The Grande Valley Ranch (currently closed) and Robson Ranch Golf Courses both total approximately 175 acres. The Tierra Grande Golf Course is located in the planning area and includes approximately 63 acres. All three golf courses are privately owned and operated. They are, however, all open to the public.

The City's Community Services Department also is responsible for the development of youth, adult and senior activities and offers a robust program offering including after school, youth athletics, teen activities, senior programs, special interest classes, family activities, community events and aquatics.

In the recent past, the City of Eloy has annexed a large area into its jurisdiction and has approved numerous large scale master plans. The low level of existing service for both park and open space acreage may be enhanced by requiring the provision and possible dedication of new parks and open space areas when such areas are considered for preliminary platting. The Parks, Open Space and Trails Element provides a basis for the City to quantify criteria by which development proposals may be considered in order to satisfy the City's adopted service levels for park, open space and recreation facilities.

3.4.4 DISCUSSION

To date, the City of Eloy has not adopted Park and Open Space standards. However, assuming that the City adopts a standard of two acres per 1,000 population, a total of 17 acres of developed park acreage should be provided based on a net year 2019 population of 8,712 residents (17,412-6,800 for prison population-1,900 for Robson Ranch). A total of 17 acres of open space should also be provided. The current increase in population to a gross total of nearly 17,500 people has been due in part to the increase in prison and retail hiring, which increases the local population. Subtracting the prison population and Robson Ranch population allows for an accurate determination of acreage need for Public Park and open space activities.
Currently, the City meets this goal for its net existing population by a total of four acres. By the year 2025, Eloy is forecast to contain an estimated gross population of 31,400 people (net population estimated at 19,900), which will require a total of 40 acres of City parks and an equal amount of open space. If this population threshold is met, the development of 19 acres of additional park land will need to occur.

Pinal County prepared and adopted an Open Space and Trails Master Plan in 2007 for the entire County. The Master Plan includes maps detailing conceptual locations for trails, open space, and areas of historical and social resources that are recommended to be preserved. The proposed regional park (located in the Picacho Mountains) and trails, as they relate to the City of Eloy, and other components of historical and social importance within the City and Planning Area are incorporated into this element.

Regional Parks, Recreation, and Open Space Facilities

In addition to the public parks administered by the City, the Eloy Planning Area also contains several regional level park facilities. These include the Ironwood Forest National Monument, Picacho Peak State Park, Casa Grande Mountain Natural Resource and Trail Park and Picacho Reservoir as shown on Map P-2, Parks, Open Space and Trails Map.

Ironwood Forest National Monument

A portion of the Ironwood Forest National Monument is located within two areas of the Eloy Planning Area. One area consisting of 30.3 square miles is located in the southwestern portion of the Planning Area. Another area consisting of 9.2 square miles is located in the southern portion of the Planning Area. The Ironwood Forest National Monument is an approximate 129,000-acre area established by a Presidential Proclamation on June 8, 2000, to protect objects of ecological and cultural resource interest in their Sonoran Desert environment. The landscape of the Ironwood Forest National Monument exhibits rich, drought-adapted vegetation of the Sonoran Desert. Extensive stands of Ironwood, Palo Verde, and Saguaro are prevalent throughout the Monument.

The Monument also includes rugged mountain ranges, including the Sawtooth Mountains to the west and the Silver Bell Mountains to the south. The Monument contains objects of scientific biological, geological, and archeological interest throughout its desert environment.

Picacho Peak State Park

Picacho Peak State Park was identified for acquisition by the Arizona State Parks Board in 1958. Over the next 10 years, multiple feasibility studies were conducted and development plans created. Finally, in 1968, the State Park was officially opened to the public, when the Arizona Legislature granted approval. In 1970, the State legislature authorized the purchase of an additional 2,760 acres from the Bureau of Land Management (BLM) to be added to the park. The park now consists of 3,469 acres of land.

Picacho Peak has been used in the past as a landmark due to its unique shape, as recorded in the 1700's as part of the Anza Trail. In 1848, the Mormon Battalion constructed a wagon road through the Pass. Picacho Peak is also the site of a Civil War battle; the largest within Arizona (see Section 1.2).

Casa Grande Mountain Park

Much of the Casa Grande Mountains is owned by the City of Casa Grande and incorporates an approximately 1,025 acre area devoted to trails and outdoor recreation. Currently, there is a proposal to include another area as joint-use. The Federal Government (Specifically the Arizona Army National Guard) owns an 800-acre parcel of land on the west side of the mountain and is used for training purposes. In addition, the Bureau of Land Management also owns a parcel approximately 80-acres in size. The City of Casa Grande is working to acquire, through transfer,

the BLM parcel, and has extended an offer of "Joint-Use" with the Army who responded favorably. Parcels of land on the east side of the mountain are made up, largely, by private land holdings.

Picacho Reservoir

The Picacho Reservoir lies outside of the planning area to the northeast. In addition to its function as a potential reservoir, it serves as a primary habitat for nesting waterfowl in the winter. The reservoir is known as a Blue Heron rookery and is a stopover site for migratory birds, including the Glossy Ibis and Pelican.

Proposed Park and Recreation Facilities

Irrigation Canal Trail System

The Central Arizona Project (CAP) Canal, CAP-Central Main Canal, Santa Rosa Canal, and Florence-Casa Grande Canal are canals that traverse the planning area, providing water to primarily irrigate agricultural crops in the Santa Cruz Valley. The CAP transports Colorado River water east more than 300 miles to serve the agricultural, municipal and industrial and Native American users. The Bureau of Reclamation committed (during the canal planning process) to maintaining a 20-foot recreation corridor on the downstream side of the Canal. The intent is to use the corridor for a ten-foot wide, paved non-motorized path that provides connectivity to both Maricopa and Pima Counties. The Central Arizona Irrigation and Drainage District (CAIDD) canal rights-of way provide two wide, level strips of land, which could be suitable for multi-use trails (walking, bicycling, and/or equestrian). However, discussions with the irrigation districts would need to take place.

The Santa Rosa Canal as a multi-use trail could provide the greatest impact for a connected non-vehicular circulation system because of its passage through the inhabited and near term growth areas of Eloy. As conversion of land from agriculture to urban land use continues, the canal corridor will become more valuable as a recreation amenity. The Parks and Open Space Plan identifies not only the Santa Rosa but also the Florence- Casa Grande, CAP Central Main and Central Arizona Project canals for inclusion within a linked multi-use trail system.

Communication with representatives of the CAP and CAIDD as well as other affected landowners will be necessary to implement the proposed trail system and should be initiated by the City.

Proposed Regional Park

The Pinal County Open Space and Trails Master Plan identified a proposed regional park to be located within an irregular outlined area within and north of the Picacho Mountains. Even though the majority of the proposed regional park is located outside the City of Eloy's Planning Area, it is important to identify it and show how the trail networks provide non-vehicular connectivity. The proposed park includes a total of approximately 50,700 acres and is primarily owned by the Arizona State Land Department, with portions also held by the Bureau of Land Management (BLM). It also is intending to connect with the northern boundary (across Interstate 10) of Picacho Peak State Park and provide passive oriented recreational activities that balance natural resource conservation with a natural environment experience for users.

Multi-Use Urban Trail System

The street, utility, and railroad rights-of-way provide opportunities to add multi-use trails serving walking, bicycling, and equestrian modes of transportation. The potential locations for multi-use trails include Frontier Street (south side), Sunshine Boulevard (west side), Toltec Highway (east side), Estrella

Road (east side), Shedd Road (south side) Lamb Road (west side), Henness Road (west side),, Harmon Road (south side) and Santa Cruz River (south of Harmon Road) with specific design standards to be determined as a component of a future Parks, Open Space and Trails Master Plan. In addition, the El Paso Natural Gas pipeline that passes through the City from northwest to southeast is also identified for a multi-use trail, extending from Houser Road to the Casa Grande Canal.

Growth Area Park Development
As new development occurs-particularly residential, each section of land (640 acres) will be required to collectively provide the recommended level of service for improved park land. The land requirement will be determined based on the anticipated population of the area, which is based on the residential density and the mix of uses.

Downtown Mini-Parks and Plazas
The revitalization of Eloy's Downtown provides an opportunity to incorporate additional Mini-Parks. These are small parks and plazas, typically less than an acre, that serve as gathering places and rest stops for shoppers. Vacant parcels that are strategically located (i.e. proposed 13th Street Park) to provide proximate access for residents, workers and visitors should be sought for land lease or purchase.

Eloy Municipal Airport/Privately Managed Skydive Facility
The extensively used and nationally/internationally recognized Skydive Arizona facility, located at the airport, is extensively used throughout the year by a range of novice and experienced skydiving enthusiasts. As such, the significant airplane takeoffs and approaches on a daily basis fill the air above the City with parachutists, adding to the reputation of the City for this recreational activity. This activity also necessitates the presence of numerous drop zones in and around the airport that provide landing areas for the skydivers. The intent of this designation is to acknowledge the value that this activity provides from both an active recreational pursuit and a viable economic development component (tourism).

Ironwood Forest Trailhead and Campground
The Parks, Open Space and Trails Map identifies the opportunity to site three trailhead and campgrounds adjacent to the portion of the Ironwood Forest National Monument located southwest and south of the City. Providing additional supportive access and amenities enhances visitation to this significant open space resource.

The regional and local open spaces, parks, and trails identified above establish a broad-based recreation system for the City of Eloy. The incremental development of these facilities will allow Eloy to meet the recommended park standards, and enhance access to open space and recreation pursuits consistent with the objectives of this Element.

3.4.5 OBJECTIVES

Objectives provide the City with direction for planning, reviewing, siting and designing future parks and open space acreage, and facilities. Specific objectives include:

1. Develop a plan for a connected system of open space areas that protect and conserve natural, physical, cultural, and social resources.

2. Develop a multi-use trail system that provides connectivity throughout the city, to recreational areas, parks, and coordinates with County trails within the Planning Area.

3. Develop community parks within the City that provide a balance of passive and active recreational opportunities for City residents and visitors.

4. Research and develop park, open space and trail standards for residential and non-residential developments.

5. Research, draft and adopt park and open space policies to require open space and recreation area developments and/or dedications from developers, and to assist in preserving natural and social resources.

3.5 Housing Element

3.5.1 GOALS

1. Facilitate redevelopment and revitalization of existing housing stock and neighborhoods.
2. Encourage a variety of housing types to accommodate various levels of income and lifestyles.

3.5.2 PURPOSE

The purpose of the Housing Element is to evaluate the condition of the existing residential housing stock, review the quantity of the different types of housing and then to analyze future growth in population, needed housing types, quantities and distribution. Objectives are then provided to accommodate the City's future growth, eliminate substandard dwelling conditions, and improve housing quality, variety, and affordability.

3.5.3 EXISTING CHARACTER

The City of Eloy and its surrounding Planning Area contain a wide variety of housing types in various stages of physical condition; from new development to abandoned and dilapidated structures, and high end single family residences to apartments, manufactured homes and recreational vehicle parks. The US Census identified the following housing data for the City of Eloy is shown below on Table H.1, Existing Housing Data:

Housing Units (2010)	3,691
Housing Type Composition	
Single Family (60%)	2,215
Multi-Family (20%)	738
Manufactured Housing (20%)	738
Owner Occupied Housing Units (2014)	61.8%
Median Value (Owner Occupied Units) (2014)	$72,300
Median Monthly Housing Costs (with a mortgage) (2014)	$1,045
Median Monthly Gross Rent (2014)	$585
Households (2014)	3.280
Persons per Household (2014)	3.13

By 2025, the Planning Area is estimated to contain a population of approximately 31,400 residents. If approximately 9,000 of these residents are inmates, the net total population is 22,400, which would translate to a total housing unit count of 7,157, utilizing the 3.13 persons per dwelling unit rate identified above. The net, new housing units would total 3,466-nearly doubling the City total in 2010.

If the composition of housing types remained the same as 2010, the following units and acreage would be required to meet the population projection for the year 2025 as shown below in table H.2, Acreage to accommodate future housing:

H.2 Acreage to Accommodate Future Housing

Housing Type	Average Density	Housing Units	Acreage Required
Single Family	4 du/acre	2,080	520

Multi-Family	16 du/acre	693	43
Manufactured Housing	6 du/ac	693	43
Total	**NA**	**3,466**	**606**

Source: City of Eloy; June 2016

Based on the calculation above, the Planning Area would need to be able to accommodate approximately one section of land to meet the acreage requirements necessary to accommodate the year 2025 population. The Land Use Plan has identified an amount of acreage that significantly exceeds these acreage demands over the next 10 years.

In 2016, the median sales price for new construction and resale homes varies across the City. In Robson Ranch, the price for new construction ranges from $167,000-$289,000. The resale price in this area ranges between $200,000-$350,000. In the Toltec Area, the resale price ranges between $90,000-$140,000. In the Downtown Area, the resale price ranges from $60,000- $90,000.

The Robson Ranch community is age restricted and relies predominately on retirees as its market niche. The ability to afford the average home in the Toltec area would require a job that grosses a minimum of $19,000 annually. The ability to afford the average home in the Downtown area would require a job that grosses a minimum of $12,000 annually.

3.5.4 DISCUSSION

Housing Needs

The existing housing stock in the Downtown exhibits a variety of exterior/interior building conditions. While the area north of Frontier is generally sound, there are scattered areas where the housing is in need of rehabilitation. Many of these properties continue to be bank owned or long term vacancies. In the area south of Frontier, the majority of the area is in need of at least minor rehabilitation, with some areas in need of major reinvestment. The Eloy Housing Authority has constructed several new infill homes on vacant or dilapidated lots to enhance the housing for City residents. The City does not have a formal housing rehabilitation program at the present time

Substandard Housing/Housing Quality

The lack of robust job growth and the after effects of the Great Recession continue to exert debilitating effects on the existing housing stock in Toltec and Downtown Areas. The majority of the existing housing stock in the Downtown Area were constructed during the agricultural boom in the 1940's and 1950's and the development boom (turned bust) in the 1970's. In fact, some of the residential developments that received entitlement during the 1970's, particularly in the Toltec area, have yet to be completed or have been abandoned completely. In the early 2000's the City experienced another residential entitlement and annexation boom, which culminated in the Great Recession of 2008. Over the past several years, there has been a rejuvenation of interest in cleaning up the City and maintaining the housing stock in the Downtown Area.

Housing Variety

There are two significant housing variety gaps that have been identified in the City. The first is the lack of higher-end new single-family construction-some of which has been addressed through the

development of Robson Ranch. However, new upper end or "move up" housing will not locate in the City until more robust employment and escalating salaries locate in the City and/or the surrounding region. The second is the lack of new apartment units. This conclusion is based on declining vacancy rates in existing complexes and the number of prospective tenants on waiting lists.

Housing Attainability

Eloy exhibits very low median household income ($27,477 in 2014 (US Census), and is below the average of both Pinal County ($50,248) and the State of Arizona ($49,928). On the average, Eloy employees receive lower wages due to the fact that the City's economy primarily relies on agricultural, retail, and manufacturing employment. A significant proportion of the most recent housing development provide opportunities for low/moderate-income households and age-restricted retirement housing (approximately 37 percent of the City's residents were identified as persons in poverty, compared with rates at 17 and18 percent in the County and State, respectively.

3.5.5 OBJECTIVES

The objectives outlined below provide the City with direction and guidance to provide the housing needed for Eloy's existing and future residents.

1. Achieve a high quality, varied and affordable housing stock through a combination of infill projects, new development and rehabilitation of older homes and structures.

2. Promote the development of sound, high quality neighborhoods that provide a variety of housing options and community amenities in an integrated manner.

3. Encourage property managers/property owners to maintain and improve their respective existing housing stock.

4. Pursue federal, state and local grants to address the revitalization needs of existing Downtown neighborhoods.

5. Implement programs that incentivize property owners to maintain, rehabilitate, revitalize and protect the existing stock of affordable homes.

6. Cooperate with the Eloy Housing Authority to provide affordable housing to those residents with a demonstrated need.

3.6 Environmental Planning Element

3.6.1 GOALS

1. Encourage the preservation of the paloverde-saguaro plant community to retain high value vegetation that also provides natural area habitat.

2. Strive to enhance and maintain regional and local air and water quality.

3. Guide growth away from known fissure areas to protect future development and mitigate existing developed areas where development has occurred.

4. Continue to enforce zoning code and building code provisions to protect life and property from wind and fire hazards.

5. Work with the Pinal County Flood Control District to minimize the risk and hazards associated with flooding on existing and future development and human life within the City's floodplains.

3.6.2 PURPOSE

The Environmental Planning Element provides a comprehensive evaluation of the important natural conditions and forces that shape our ecosystem and built environment. This element provides guidance in conserving, maintaining, and enhancing the natural environment in a manner that minimizes direct and indirect hazards to property and life, excessive development costs and enhances quality of life.

3.6.3 EXISTING CHARACTER

The Eloy Planning Area is located within the Santa Cruz Valley. The geography of the Valley is characterized by a relatively flat alluvial valley floor surrounded by several mountainous areas. The minimal slope, historic drainage patterns and availability of groundwater have created conditions that have, and continue to, support the substantial agricultural use of the land. However, the presence of natural drainage watercourses, a low sloped terrain and lack of a regional drainage system have and continue to subject the City and its surrounding area to several natural hazards. In addition, climatic characteristics have and, will also impact the natural environment, thus affecting the built environment.

3.6.4 DISCUSSION

The concept of “layering” key environmental characteristics was fostered by Ian McHarg through his landmark book, Design with Nature. The premise of his book is that form must follow more than just function; it must also respect the natural environment in which it is placed. His approach was termed "McHarg's Method" and describes how, using a multidisciplinary analysis of a region's ecological sensitivity, natural characteristics can effectively be layered and combined geographically to determine suitability for different types of development and use. GIS allows for the identification of those areas that are least and most suitable for urban development. Its results can then offer a guide for appropriate development away from such hazards, thus reducing development costs.

The Planning Area contains a host of important environmental features that influence the natural and built environment. The summary and analysis of these key features, includes:

- Topography
- Soils
- Land Subsidence/Fissures
- Vegetation and Wildlife
- Rivers, Streams and Canals
- Flood Hazards
- Water Quality
- Air Quality
- Climate

Topography

Nearly all of the existing land located within the incorporated boundaries of the City exhibit slopes less than ten (10) percent as shown on Map EP-1, Slope Map. A small portion of the remaining Eloy Planning Area (approximately five percent) contains lands which could be constrained by slope (exceeding ten (10) percent). Existing topography that exceeds ten percent can be more difficult and costly to develop. These excessive slope areas are located at the base of, and include portions of five mountain ranges (i.e. Neuman, Picacho, Silverbell, Sawtooth and Casa Grande) that are located along the perimeter of the Planning Area boundaries. Depending on location, the City may request a geological evaluation to be conducted on sites exhibiting a natural slope of ten (10) percent or more located within the City's boundaries.

Soils

Eloy has a strong heritage of agricultural production, due in large part to the high quality of the soil that has formed and the sediment that has been deposited within the Santa Cruz Basin. The characteristics of these soils (as shown on Map EP-2, Soils Map) can affect development, in terms of their shrink/swell potential, corrosivity and percolation. Shrink/swell is typically determined by the amount of clay materials in the soil. Corrosivity is determined by the naturally occurring chemical compounds of the soil that may be detrimental to exposure with building materials (i.e. steel, metal, etc.). Percolation is the ability of the soil to allow liquids to pass through. This is an important characteristic in determining areas for leach fields for septic tanks and natural infiltration of stormwater after precipitation events.

Land Subsidence/Fissures

Land subsidence is a condition caused by a variety of natural and human-induced factors. Subsidence typically occurs when excessive amounts of groundwater have been withdrawn over long periods of time and where natural replenishment of the groundwater table has not occurred. Extensive groundwater withdrawal in the planning area for agricultural use and community development have created subsidence of the alluvium, thereby causing fissures to occur. These cracks in the earth may be visible as well as not visible in the landscape.

The precedence of subsidence in the Eloy Planning Area correlates to a historical pattern of groundwater table declines. The center of this subsidence-caused bowl (which is located near Downtown Eloy) has shifted in a southeastward direction in response to a similar decline of the water table relative to the presence of these fissures. However, the rate of subsidence has been

reduced through the passage of the Arizona Groundwater Code in 1980 and the resulting reliance on only groundwater to an imported surface water source (i.e. Central Arizona Project (CAP). Also, communities located in the Pinal Active Management Area have actively conducted groundwater recharge of treated effluent and stormwater retention over many years and are utilizing their reclaimed wastewater for non-potable needs.

The presence of earth fissures pose a significant geologic hazard and may prove restrictive to improvements and construction. Proposed developments in the vicinity of documented fissures may be required to perform analyses to determine the magnitude of the hazard and the resulting risk associated with future development. Typical mitigation involves avoidance by means of a recommended setback from the fissure. A geotechnical analysis and review by the Arizona Geological Survey (AZGS) may need to be stipulated on those sites that are impacted by fissures.

In the update of the Pinal County Multi-Jurisdictional Hazard Mitigation Plan, it was identified that the City has been documented with a likely probability with limited magnitude/severity for its fissure hazard.

The location(s) of documented fissures have not been mapped in this general plan. As such, it is **strongly** recommended that interested parties contact the AZGS and access their online fissure database (https://azgs.arizona.edu/publications/map-database-services) to research and confirm the presence of fissures within the Eloy Planning Area.

Vegetation and Wildlife

Native wildlife common to the Eloy Planning Area includes songbirds, raptors, small and large mammals, and reptiles. Also, Roadrunners, Coyotes, Javelina, Rattlesnakes, Round-Tailed Squirrels, Black-Tailed Jackrabbits, and Desert Pocket Mice may still be found within the City.

There are several endangered or threatened species of animals within the Eloy Planning Area. It should be noted that proposed developments to be located within the FEMA 100-year floodplain may be required to show compliance with the Endangered Species Act.

The predominant native plant community that inhabits the Eloy Planning Area is the Lower Colorado River Subdivision-Sonoran Desert scrub. Species found in this area include Creosote Bush, Bursage, Palo Verde, Ocotillo, Mesquite, Brittlebush, and the Prickly Pear/Cholla Cacti. Areas to the east and south transition to the Arizona Upland Subdivision-Sonoran Desertscrub. Agricultural uses have and continue to include the growing of cotton, vegetable crops, orchards, melons as well as periodically leaving fields fallow. Approximately 2/3 of the Eloy Planning Area is, or has been, cultivated for agricultural use.

The Santa Cruz River supports vegetation that provides food, cover, and hunting opportunities for animal species, such as Javelina and Coyotes. Picacho Reservoir, located north of the Planning Area, is a primary waterfowl habitat and identified as a critical habitat area by the AGF department. Birds of many species flock to the reservoir to nest. This intermittent water body is also known as a Blue Heron rookery and is a stopover for migratory birds, including the Glossy Ibis and White Pelican.

While the majority of the incorporated area lacks "critical habitat" as documented through the Arizona Game and Fish Department, several species within the planning area are currently protected by the Endangered Species Act (ESA). New development within the City of Eloy and within the Planning Area in general will need to take into account these endangered species. Developers should submit copies of applications to the Arizona Game and Fish Department (AZGFD), who should in turn notify Eloy when a threatened, endangered, or sensitive species exists within the proposed development area.

The presence of critical species has not been mapped in this general plan. As such, it is **strongly** recommended that interested parties contact the AZGFD, access their online database (https://www.azgfd.com/) to research, and confirm the presence of important vegetative and animal species and habitat within the Eloy Planning Area.

Rivers, Streams and Canals

Eloy's Planning Area surface water drainage patterns can be characterized as small ephemeral washes and streams and a major watercourse. The Santa Cruz River is considered a major watercourse and flows in a northwesterly direction from the southeast corner of the Planning Area to the Santa Cruz Flats. North of Nutt Road, the Santa Cruz River enters the Flats as an undefined channel. At that point, the floodwaters are not contained within a defined channel and spread in a braided manner across the flats. Some of that water also enters human-made channels within the Santa Cruz Flats.

Numerous small washes and ephemeral streams cross the northwest corner of the Planning Area. Some originate in the Casa Grande and Sawtooth Mountains and flow out onto the alluvial fans and the valley basin floor. These washes are not always clearly defined and have a tendency to meander. As a result, the exact floodplains are not easily identified. Picacho Reservoir, located to the northeast of the Planning Area, is the only intermittent surface water body.

The CAP canal transects the Eloy Planning Area along its eastern perimeter on its way to delivering Colorado River water to Tucson. However, CAP water is diverted from the main canal to Casa Grande and Florence-Casa Grande Canals, the Santa Rosa Canal and CAP Central Main Canal on its way south to Tucson.

Flood Hazards

Due to relatively flat topography and lack of significant stormwater improvements, the City of Eloy is impacted by severe and extensive precipitation events-primarily during the monsoon season. As such, the Federal Emergency Management Agency (FEMA) prepares and periodically updates flood insurance rate maps (FIRM). FEMA has updated these FIRM maps and has preliminary mapping prepared (dated 6-23-2017). Areas located within the 100-year floodplain have a one-percent chance of sustaining major flooding within any given year. These water corridors may experience flooding during severe storm events. Restricting development within the floodplain area may help protect the community from loss of investment, property value and life due to flooding and erosion.

In the update of the Pinal County Multi-Jurisdictional Hazard Mitigation Plan, it was identified that the City has been documented with a highly likely probability with limited magnitude/severity for its flood hazard.

The locations of floodplain impacted lands have not been mapped in this general plan. As such, it is **strongly** recommended that interested parties contact the Pinal County Flood Control District and access their online FIRM database (http://www.pinalcountyaz.gov/PublicWorks/FloodControl/Pages/Home.aspx) to research and confirm the presence of flood hazards within the Eloy Planning Area.

Water Quality

The Arizona Department of Water Resources (ADWR) manages groundwater quality in the Eloy Sub-basin of the Pinal Active Management Area (AMA). The ADWR adopted changes and has published the draft of its fourth Management Plan which extends to 2020. The majority of the groundwater supplies in the AMA are of acceptable quality for most uses.

The quality of groundwater from the four operating City wells is generally satisfactory and secondary treatment is not required. The most recent (2018) (https://eloyaz.gov/DocumentCenter/View/4017/Consumer-Confidence-Report-2018) Consumer Confidence Report on Water Quality identified that the City's system did not have any violations of water quality indicators. Although not a concern at the present time, there is a potential for migration of contaminants into aquifer systems, based on the fact that certain areas will continue to be dependent on groundwater pumping.

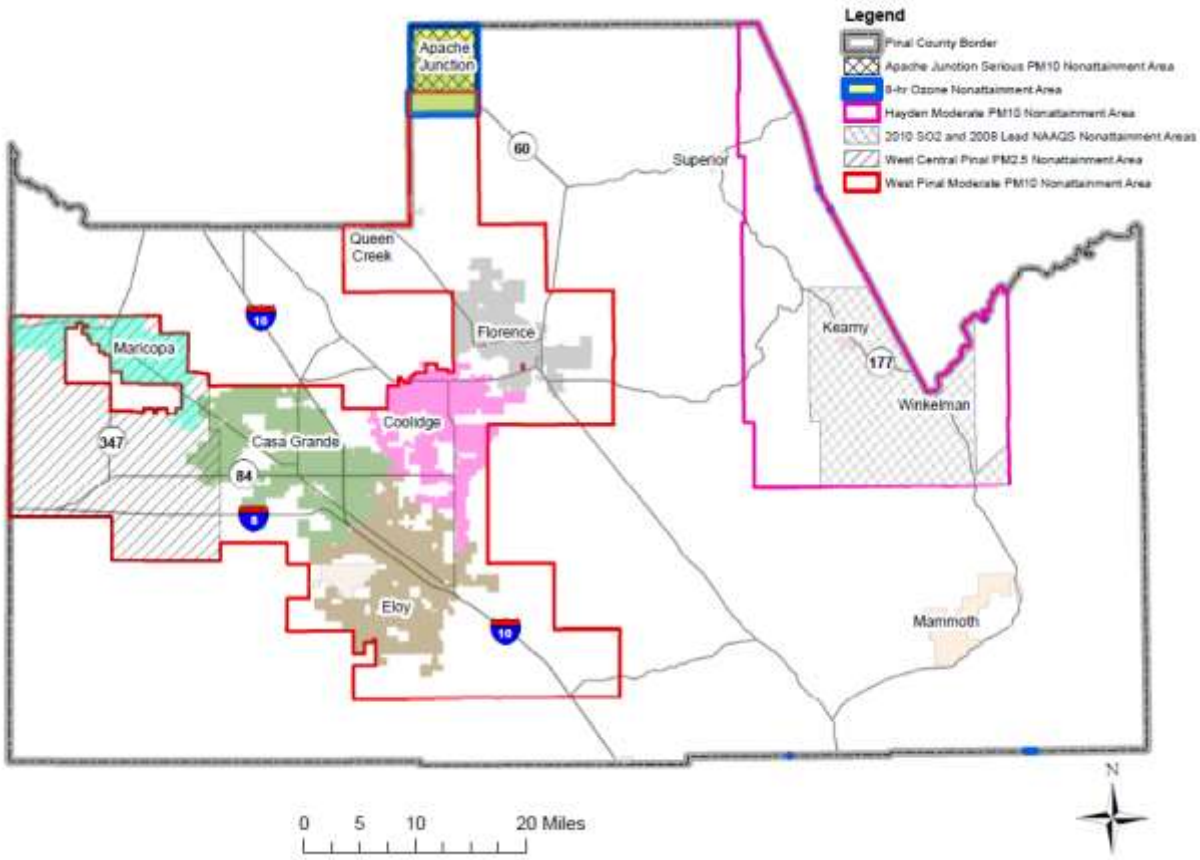
Air Quality

Currently, the Division of Air Quality Control and the Department of Health and Human Resources in Pinal County monitor and implement air quality standards and regulations. Pinal County's air quality management efforts serve four different functions: monitoring, planning, permitting, and field inspection/complaints. Eloy is located within the West Pinal Moderate PM^{10} non-attainment area, which includes all of the city's incorporated area and the majority of its planning area as shown on map EP-3, Pinal County Non-Attainment Areas.

Seasonal winds, unpaved roads and shoulders and agriculture and ranching operations all present challenge for the area's particulate matter (PM^{10}) levels. The standard for PM^{10} measures the County for three criteria pollutants, specifically carbon monoxide, ozone, and particulate matter (PM^{10}). The Clean Air Act (CAA) and its subsequent amendments charge the EPA with the responsibility to administer national ambient air quality standards. Pinal County currently operates a PM^{10} air-quality monitoring station located at the Eloy County Complex in Downtown Eloy.

The Arizona Department of Environmental Quality (ADEQ) recommends paving or providing a topical treatment on dirt roads when they exceed 250 trips per day to reduce PM^{10} conditions. The Environmental Planning Element seeks to mitigate this condition by proactively discouraging new development that will place extensive traffic burdens on dirt roads. Objectives of the Land Use Element and the Environment Planning Element should focus on reducing single occupant vehicle trips that increase carbon monoxide levels. Trail systems have been proposed in the Parks, Trails and Open Space Element in an effort to decrease automobile trips. In addition, the inclusion of transit service in the City would also improve air quality by reducing the number of vehicle trips between key community originations and destinations.

Figure EP-3, Pinal County Nonattainment Areas



Climate

The average for temperatures within the planning area range from near freezing for short durations during the winter to well over 100 degrees Fahrenheit during the hottest days of the summer. Precipitation varies during the winter/spring and summer seasons. During the winter and spring, storm systems originate in the Pacific Ocean and cross Arizona as mild precipitation events in the lower elevations and snowstorms in the higher elevations. During the summer, rainfall typically begins in early July and extends through September. This is when the North American Monsoon is active, capable of producing intense thunderstorms of excessive winds, dust, rain and hail.

In the update of the Pinal County Multi-Jurisdictional Hazard Mitigation Plan, it was identified that the City has been documented with a highly likely probability with critical magnitude/severity for its wind hazard.

3.6.5 OBJECTIVES

The objectives within this Element provide the City with directions for future growth, development, and revitalization in areas where the environmental characteristics are suitable.

1. Verify floodplain hazard delineation and research alternatives to minimize hazards to persons, structures and to minimize erosion and elevated flood height risks.

2. Verify fissure hazard delineation and research alternatives to minimize hazards to persons and structures.
3. Protect and conserve the quality and quantity of surface and groundwater resources.
4. Promote long-term conservation of potable water resources.
5. Continue to treat effluent water to quality levels that will allow groundwater recharge.
6. Maintain and enhance air quality within the Planning Area of Eloy.
7. Identify, manage, and protect endangered and threatened species and species of special concern.
8. Preserve the natural aesthetic quality of the Sonoran Desert in developed areas through the use and preservation of the palo verde-saguaro plant community.
9. Develop appropriate regulations and procedures with the Pinal County Flood Control District to minimize flood hazards and loss of life.

3.7 Water Resources Element

3.7.1 GOALS

1. Provide existing and future residents and businesses a continuous, adequate and clean water supply.
2. Encourage conservation measures that foster efficient potable water use.
3. Pursue activities that augment the City's potable and non-potable water supplies.
4. Carefully evaluate expansions of the City's Water Service Area when it enhances social, economic, and environmental interests.

3.7.2 PURPOSE

The Water Resources Element provides guidance and identifies potential strategies for the planning, use, and management of the amount and quality of water supplies needed to sustain the City's existing and future residents and businesses.

3.7.3 EXISTING CHARACTER

The Eloy Planning Area is affected by both natural and man-made patterns that influence the supply of water resources. The natural environment is characterized by small, ephemeral washes, Greene Wash and the Santa Cruz River (which is identified as an intermittent stream). These natural systems generally flow from southeast to northwest and are uncontained in many locations.

The design and construction of the man-made water supply environment was prompted by agricultural production, and is characterized by an intermittent reservoir and supportive canal system. Agricultural use remains the primary regional demand for water supplies. Picacho Reservoir (located outside the Eloy Planning Area to the north), is an approximate 24,500 acre foot storage basin that was constructed as part of the San Carlos Irrigation and Drainage District (SCIDD). Surface water from the Gila River (a small portion of SCIDD is located within the planning area) is distributed to users to the west via the Casa Grande and Florence-Casa Grande Canals.

The majority of the Eloy planning area is contained within the boundaries of the Central Arizona Irrigation and Drainage District (CAIDD), as shown on Map WR-1, Water Irrigation Districts Map. CAIDD operates and manages the sourcing and delivery of water to their agricultural customers within an approximate 139 square mile area. These customers primarily cultivate cotton, small grains, forage and vegetables. Agricultural lands located outside of CAIDD's and SCIDD's boundaries within the Eloy Planning Area are completely reliant on groundwater for irrigation.

The historic use of the Santa Cruz Valley for agricultural production has historically relied on groundwater as its primary supply source and canals to transport it for irrigation. Prolonged pumping, with a limited amount of replenishment, has deepened the groundwater table over time and caused subsidence in the land, which has prompted the presence of fissures in the landscape. The 1980 Arizona Groundwater Code was adopted by Arizona's legislature and signed by then Governor Babbitt, in part, to address the need to manage the State's finite groundwater resources and to support the needs of its growing and diversifying economy. Portions of the State where historic and ongoing large-scale reliance on groundwater over pumping were identified and designated as Active

Management Areas (AMA's). A total of five AMA's are currently designated within the State where water users are subject to Arizona's most stringent groundwater regulations. ADWR regulates water users in a manner consistent with water management goals developed for each AMA, while considering and incorporating the unique character of its location, water sources and water users. Nearly all of the Eloy Planning Area (and all of the City's incorporated area) lie within the approximate 4,100 square mile Pinal AMA. The remaining approximate 43 square miles of the Planning Area are contained within the Tucson AMA. The management goal of the Pinal AMA is to retain the agricultural economy for as long as feasible, while considering the need to preserve groundwater for future non-irrigation uses. The ADWR mission statement for the Pinal AMA is to ensure that a reliable and sustainable water supply will efficiently meet current and future water uses while protecting the environment and general economy.

Pursuant to the Groundwater Code, the ADWR required water users to document the groundwater used (between 1975 and 1980) and capped the amount of groundwater used within the AMAs. The result of these efforts are groundwater rights – since they were based upon uses that existed at the time the Groundwater Code was enacted, they were "grandfathered in" and hence the term "Grandfathered Groundwater Rights". These include Certificates of Irrigation Grandfathered Rights (IGFR's), which specify where the groundwater rights are appurtenant, and allotments for irrigated acreage based on the crop grown, as well climate and soil conditions. IGFRs may be abandoned through urbanization, retired (to a Type 1) or extinguished (eliminated). A total of 59 square miles or over 50 percent of the City's incorporated area are designated with IGFR's.

Water supplies used within the Pinal AMA for all sectors (municipal, industrial, and agricultural) includes groundwater, surface water, CAP water and reclaimed water. Recharge occurs both naturally, from artificial methods, including as a result of other uses (incidental recharge). Artificial methods include permitted recharge from municipal and industrial supplies, and incidentally from agricultural and other water using activities (i.e. canals, municipal water uses, and field seepage). Artificial recharge occurs through intentional recharging activities at permitted facilities. Currently, the City is permitted (until February of 2024) by ADWR to recharge up to 2,240 acre-feet per year of effluent at the Eloy Reclaimed Water Recharge Project (ERWRP). The City also recharges most of its Central Arizona Project annual allocation using what are known as groundwater savings facilities. In addition, the Picacho Sewer Company operates the EJR Ranch Recharge Facility for their effluent, which allows 272 acre feet per year until November of 2031. CoreCivic operates the Eloy Detention Center which may recharge a maximum of 2,726 acre feet per year until November of 2031.

The Pinal AMA is divided into five groundwater sub-basins, based on hydrogeologic divides. The Eloy Planning Area and incorporated area are both contained within the Eloy sub-basin. There are approximately 22.6 million acre feet of groundwater stored within the aquifers to a depth of 1,000 feet, with groundwater flow occurring to the north. A majority of the water drawn from these sub-basin areas is used for agricultural purposes which has, according to the Arizona Department of Water Resources, resulted in an approximate 400-feet decline in subsurface water levels over time.

One of the provisions of the Groundwater Code is the requirement that all new subdivision development must demonstrate a 100-year water supply unless the development is located within

the service area of a "Designated Provider". The City of Eloy currently is operating under a Designation of Assured Water Supply (DAWS) for an amount of approximately 49,000 acre feet, and development occurring within the City's water service area can rely on the City's DAWS.

The City of Eloy owns, operates its production and distribution system and provides municipal water service to approximately 2,449 accounts including 2,269 residential and 180 commercial account users as shown on Map WR-2, Water Resources Map. The existing service area extends in an irregular pattern from Cornman Road on the north, to Milligan Road on the south, and from La Palma Road on the east to Sunland Gin Road on the west as shown on the Water Providers and Facilities Map. The existing potable water network serves approximately 20 percent of the City's existing service boundary. The City also currently provides water to users who are located outside the City.

A total of four groundwater wells and four storage tanks provide the majority of the current potable water demand. The City maintains and operates approximately 125 miles of mains and lines that transport water between the wells and its customers. The City also maintains and operates two 1.0-million gallon storage tanks located south and west of Main and Frontier Streets, one 1.0- million gallon storage tank located west of Houser Road and Frontier Street and another 1.0 million gallon storage tank located north and west of Tumbleweed Road and Lear Drive. In an effort to allow "growth to pay for growth", the City adopted an Infrastructure Improvements Plan (IIP) in 2014 which provided a basis for the City to update its development impact fees for water service, as well as other municipal services.

Although the City is the largest certificated water provider (approximately 99.5 square miles) within its incorporated area, there are seven additional providers that also serve portions of the City as shown on Map WR-2.

- Arizona Water Company (northern area) approximately 1.5 square miles
- CoreCivic (prison) approximately 1.0 square mile
- Global Water (eastern area) approximately 1.5 square miles
- Picacho Water Company (Robson Ranch) approximately 7.0 square miles
- Picacho Water Imp. Corp. (eastern area) approximately 0.25 square mile
- Spring Branch Water Company (western area) approximately 0.75 square mile
- Sunland Water Company (western area) approximately 1.5 square miles

The CAP canal transects the Eloy Planning Area along its eastern perimeter on its way to delivering Colorado River Water to Tucson. Canal laterals transport CAP water to nearby users via the Santa Rosa Canal and Central Main Canal. The City currently has a CAP allotment of 2,140 acre feet per year.

The Central Arizona Groundwater Replenishment District (CAGRD) was established by the legislature in 1993 to ensure long term availability of groundwater supplies. It was authorized to facilitate the replenishment of groundwater by using renewable supplies on behalf of new developments that did not have direct access to CAP and other renewable water supplies and enrolled as members of the District. The CAGRD is required to replenish (in perpetuity) all groundwater pumped by its members

that exceed the groundwater use allowed under the AWS Rules. The CAGRD is operated by the Central Arizona Water Conservation District (CAWCD), which also operates the CAP. The City is enrolled as a member service area of the CAGRD which will replenish groundwater withdrawals if the City must pump more groundwater than is allowed under the City's DAWS to satisfy the needs of the City's ratepayers, thus complying with current AWS Rules. The CAGRD is funded through a combination annual replenishment fees charged against each parcel of member land and against member service areas that withdraw and use groundwater that must be replenished, and through annual dues that are determined by the CAGRD and levied against member lands and member service areas.

Historic economic conditions resulted in a high rate of CAGRD enrollment. Membership in the CAGRD is voluntary, but the CAGRD currently must accept as members those who are (1) within the three county CAP service area (Maricopa, Pinal, and Pima), (2) can meet the other four AWS criteria and (3) agree to pay CAGRD replenishment assessments. The CAGRD has three calendar years in which to fulfill its replenishment obligation, which it does by recharging water at permitted recharge facilities. Because the water is essentially replacing pumped groundwater, this recharge is termed "replenishment." CAGRD performs the replenishment at recharge sites it selects within the AMA where the replenishment obligation was generated.

3.7.4 DISCUSSION

There are several important factors to consider regarding the provision of potable and non-potable water resources to the residents of the City of Eloy, including conservation measures, landscaping standards, emergency water provision contingencies, water quality, wastewater usage (effluent or gray water) and logically locating new and maintaining the existing network of mains, booster pumps, and other necessary infrastructure improvements.

Implementing conservation strategies can help reduce the demand on groundwater. Water conservation can be accomplished using multiple approaches including designing landscapes with drought tolerant vegetation (using the species listed on the ADWR approved plant list for the Pinal AMA). Another method of water conservation is water re-use. However, the City does not use a direct water re-use system. These types of programs typically use effluent or gray water for various activities where potable water use is not necessary, such as landscaping, water features within developments, golf course turf and other activities. Instead, the City currently recharges all of its treated wastewater where it can be recovered from the City's well system and used for any municipal purpose.

Table WR.1 Water Demand

Year	Water Demand			Water Supply (in acre-feet)			
	Population (1)	Existing/ Estimated GPCD	**Total Water Demand (in acre-feet)**	Groundwater	Surface Water (CAP)	Effluent (as recharge)	**Total Water Supply**
2018	9,000	170	**1,714**	2,095	2,240	2,512	**6,847**
2030	65,038	154	**11,219**	6,367	2,340	2,512	**11,219**

(1)The population served by the City excludes the segment of the estimated incarcerated population and Robson Ranch served by private water providers.
Source: City of Eloy; July 2018

3.7.5 OBJECTIVES

1. Continue to provide adequate water resources to both residents and employers in the City.

2. Update the City's Water Master Plan. Continue to plan for development and require necessary utility infrastructure expansion on an as needed basis by requiring developers to build that infrastructure required by each development. Evaluate options to maximize the use of renewable water supplies, evaluate innovative methods for replacing reliance on groundwater, optimize the location of underground storage and subsequent recovery of renewable water supplies, and evaluate options to minimize the cost to existing ratepayers of new water supplies for future growth.

3. Review and update utility fees to accurately reflect the City's cost to provide water resources and the production and distribution network.

4. Continue to monitor, and increase when prudent, the City's water supplies to accommodate future population and employment demand using funding methods that do not burden existing ratepayers.

5. Coordinate with the ADWR to manage the City's Designation of Assured Water Supply to match future growth.

6. Evaluate and implement an effective water conservation program (including emergency conservation) using efficient water management methods with supportive policies and standards.

7. Evaluate direct use of treated effluent for non-potable users (i.e. turf irrigation, manufacturing, cooling, etc.) as opposed to artificial recharge and recovery to optimize potable supplies.

8. Maintain the existing distribution and storage system to minimize the waste and maximize the efficiency of all water resources.

9. Comply with the ADWR Low Water Use Plant List where required, and encourage the uses of the List elsewhere to minimize and conserve water resources by vegetating the community with drought tolerant vegetation adapted to the Sonoran Desert.

3.8 Public Facilities Element

3.8.1 GOALS

1. Maintain and upgrade existing public facilities to serve the existing population and employment, and locate new facilities to serve new residents and workers.
2. Continue to provide high quality municipal services – administration, public works, community development, community services (parks and recreation), library, aviation, police and municipal court, and coordinate with non-municipal service providers-fire, education, electrical, natural gas, fiber to provide adequate services.

3.8.2 PURPOSE

The Public Facilities Element discusses the existing and future conditions within the City for the provision of public buildings and services. Goals and objectives have also been included to serve as a policy framework that provides adequate services and facilities now and in the future. The goals and objectives effectively guide developers, such that growth within the City may be coordinated with the timely provision of public services and the construction of public facilities.

3.8.3 EXISTING CHARACTER

A variety of services is provided by the City and private providers for the provision of public facilities and services within the City's incorporated area. These services include city administration/management, public library, public safety services, city/county court facilities, education facilities, medical facilities, parks and community centers, municipal airport, and utilities services. A summary description of each service is provided below and is shown on Map PF-1, Public Facilities Map:

City Administration/Management

The City of Eloy operates with a council-manager form of government. It has an elected mayor and six elected council members, as well as a city manager appointed by the City Council. The City of Eloy manages the City from its complex of offices on North Main Street. It also utilizes satellite facilities for several of its other departments.

The City of Eloy owns numerous parcels of land, some of which have buildings. These buildings provide office and support space to administer the functions necessary to maintain and operate a well-functioning city. The City Departments include:

- City Manager's Office
- City Clerk
- Community Development
- Finance
- Human Resources
- Library
- Council Chambers/Municipal Court
- Community Services (Parks and Recreation)
- Police
- Public Works/Engineering

In the Spring of 2019, the City relocated a portion of its staff to a new City Hall Building. Located at 595 N. "C" Street, the new City Hall contains approximately 18,000 square feet and operates with the following staffing:

- City Council Chambers
- City Manager's office
- Human Resources Department
- City Clerk
- Finance Department
- Community Development Department
- Community Room
- Office Space (for a private vendor)

The Eloy Police Department is located at 630 N. Main Street (southwest corner of 7th Street and Main Street). This location manages Animal Control; Field Service-Patrol Division; Records; and Support Services.

Another major City building is the City's Public Works/Yard site located at 1137 W. Houser Road (southwest corner of Eleven Mile Corner Road and Houser Road). These functions include:

- Public Works Department
- Public Works Yard/Mechanic Shop
- Police Impound Yard

The City's Community Services Department is located at 100 E. 7th Street. This location manages the City's public parks and community centers and administers its full complement of recreation programs for Eloy citizens of all ages.

Other supportive public buildings/facilities include the Eloy Municipal Airport, the Eloy Public Library (located as a joint use on the Santa Cruz High School campus) and the Troy Thomas Community Center and Toltec Senior Center.

Eloy Public Library

The Eloy Public Library is co-located with the Santa Cruz Valley Union High School at 1000 N. Main Street. It currently contains 7,800 square feet, which includes both the main library and computer pod and a large room that hosts meetings, programs and events. For Fiscal Year 2017-18, the library was patronized by 75,979 people, conducted 889 reference transactions and 185 programs (attended by 5,229 citizens. The library also logged a total of 28,512 item circulation (including eMedia) in Fiscal Year 2017-18. The computer pod (17 computer terminals) logged 10,477 uses and 23,158 wi-fi uses. Its public internet bandwidth was recently increased from 7.5 Mbps to 25 Mbps to accommodate the increased Wi-Fi use of library patrons.

Public Safety Services

Fire Protection

Since 1946, the City has been served by the Eloy Fire District. The District is a separate entity from the City, but serves nearly 60 percent of the City's incorporated area (approximately 79 square miles) as well as portions of adjacent unincorporated County areas. The District operates from an administration building and two fire stations, which are located approximately four miles apart. Their response times (from dispatch to arrival) range from 4-6 minutes 90 percent of the time for the Downtown and Toltec areas of the City.

The administration office is located at 4010 N. Toltec Road and is utilized by the Governing Board, Fire Chief, Assistant Fire Chief, Fire Marshal, Administrative Assistant and Accounting Clerk. Fire Station #522 is located at 4015 N. Toltec Road (across the street) and consists of one Class A pumper, two ambulances, a brush truck and a hazardous materials engine operated by 3 personnel 24/7 in three, 48 hour shifts (A, B, and C). Fire Station #521 is located at 500 S. Sunshine Blvd. and consists of two Class A pumpers, one ladder truck, one brush truck, one tender, one Battalion Chief truck, and two ambulances operated by 6 personnel 24/7 in three, 48 hour shifts (A, B, and C). Both stations provide 24/7 service.

In calendar year 2017, the Fire District, responded to approximately 2,536 emergency/medical calls and 620 fire and miscellaneous related calls. It should be noted that the Fire District participates in an Automatic Aid Agreement (wherein the Computer Aided Dispatch and Automatic Vehicle Locator system will automatically determine the closest available, most appropriate unit(s) to respond to a call for service, regardless of jurisdictional boundaries) with Pinal County and the City of Casa Grande. So a portion of the calls for service may not be located within the City but within the surrounding jurisdictions. The District currently operates with an Insurance Services Office (ISO) rating of 4 (which ranges from 1 (best) to 10 (worst)). At this point in time, the District does not have any specific plans to increase the number of stations, but may consider a location in the northern portion of its service area in the future.

Police Protection

The Eloy Police Department is located at 630 N. Main Street and operates with 30 sworn peace-officers (one of which is an unpaid volunteer), and- civilian positions including six (6) Communication/Detention Specialists, one (1) Police Records Clerk, one (1) Evidence Technician, one (1) Police Systems Support Specialist, one (1) Executive Secretary, one (1) full time Senior Animal Control Officer and one (1) part time Animal Control Officer. The Police Department currently has seven patrol vacancies, but intends to fill one position for Community Services Officer in Fiscal Year 2017-18. The department has a total of 24 vehicles, twelve (12) assigned to the patrol division, four (4) assigned to the detective division, three (3) assigned to the command staff, three (3) assigned as administrative vehicles, and two (2) for take- home cars for S.W.A.T. operators. The Department currently exhibits response times for a single unit for priority 1, 2 or 3 of 14 minutes. The response times for multi-units for Priority 1 and 2 calls are seven minutes for the first unit and 11 minutes for the second unit. For priority 3 calls its 10 minutes for the first unit, and 22 minutes for the second unit.

Crime Data for calendar years 2015, 2016, 2017, 2018, and 2019 is shown in Table PF.1, Crime Data, 2015-2019. Similar to the Fire District, the Department is a participant in the Automatic Aid Agreement with Pinal County, and Casa Grande.

Table PF.1, Crime Data, 2015-2019

Class One Offenses	2015	2016	2017	2018	2019	Percentage Change **	Increase/Decrease
Aggravated Assault	72	53	80	71	63	-11%	Decrease
Burglary	97	122	154	75	83	11%	Increase
Homicide	1	0	1	0	0	0%	No Change
Rape	8	3	4	7	8	14%	Increase
Larceny-Theft	331	307	326	258	288	12%	Increase
Auto Theft	29	36	28	24	25	4%	Increase
Robbery	8	6	5	2	9	350%	Increase
Arson				6	9	50%	Increase
Grand Total	546	522	598	443	485	9%	Increase

Sources: Eloy Police Department; **Crime Comparison is 2018 versus 2019

A Comprehensive Services Delivery and Staffing Review report was prepared in 2016 (by Citygate Associates, LLC). The purpose of this report was to evaluate all aspects of field, command, and support operations. The report identified seven key themes and a host of recommendations (20) to meet current best practices in the delivery of police services.

The seven themes that were developed summarize the opportunities and challenges of the Department to enhance service delivery to Eloy citizens, workers and visitors:

- Theme One: Eloy enjoys a cohesive small-town community environment that it wishes to maintain and strengthen.
- Theme Two: Eloy's elected officials are committed to the Police Department through the good times and bad times.
- Theme Three: The organization suffers from a self-imposed "image problem"
- Theme Four: Eloy's large service area and detention facilities uniquely affect Police Department staffing needs and response times.
- Theme Five: The interstate corridor that traverses the City of Eloy is utilized for illegal drug and human trafficking. These activities contribute to the crime fighting challenges of the Police Department.
- Theme Six: There is significant trepidation and anticipation regarding the impending leadership transitions facing the Department with the next seven months.

- Theme Seven: The Department needs written standards to monitor and manage performance metrics and adopt data analytics to aid in the performance analysis.

Of the 20 strategies that were identified, a total of three have direct and/or indirect implications for the general plan. These include:

- The Department should reclassify call types to ensure Police responds to the highest priority needs first. (Recommendation #1)
- Establish attainable response time goals to meet community expectations within the City's fiscal capabilities (Recommendation #3)
- Conduct a space needs assessment and a structural utilization study for the future Police facility (Recommendation #9)

City/County Court Facilities

The City of Eloy operates a magistrate court (at the City Council Chambers) that hears and renders decisions regarding civil and criminal matters, including orders of protection. The Court provides jurisdiction over violations of both municipal ordinances and criminal misdemeanor offenses that have occurred within the City's incorporated area. The City and Town of Florence share (on a 50/50 basis) a full time judge. Pinal County also operates a Justice Court-Precinct 3 in the City, which is located at 801 N. Main Street. It is a court of limited jurisdiction and hears both civil and criminal cases.

Education Facilities

The provision of public education is not in the City of Eloy's purview. However, because it a major public use and important community and economic component it is addressed in this general plan element. Education is organized into pre-primary, primary, secondary and post-secondary types and is shown on Map PF-2, Public Education Map.

Pre-Primary Education

There is currently one Head Start school in Eloy located at 105 N. "E" Street and assists 89 children. However, a new facility opened in the Fall of 2019 at 114 E. 3rd Street. Pinal Gila Community Child Services Inc. (PGCCS) is a family centered, community based, not-for-profit organization that provides opportunities for pre-school children and promotes self-sufficiency for families, in order to build stronger, healthier communities. PGCCS is the Head Start & Early Head Start Grantee and Operator in Pinal & Gila counties serving prenatal to five year olds. PGCCS Head Start is a comprehensive, school readiness program providing preschool services in a classroom setting.
The Program provides the following:

- Preschool Program for ages 3-5 years;
- Creative Curriculum which is a research based curriculum;

- Social Emotional skills are taught daily in the classroom with our curriculum, Conscious Discipline, which includes teaching problem solving, identifying feelings and stress management skills;
- Teaching Strategies GOLD ongoing child assessment which aligns with Arizona Early Learning Standards and assists teachers in individualizing for each child.
- Vision and hearing screenings as well as height/weight assessments to promote overall child health;
- Engagement activities with families to identify strengths, local resources and goal setting using the assessment Family Map;
- Works with school districts to identify children who may be at risk of developmental delay;
- Works with families and providers to ensure children have current physical exams, dental exams, appropriate testing; and treatment as needed to ensure each child is healthy and ready to learn;
- Provides consultation and referrals for children and families as needed.

Early Head Start is a federally funded, community based program that serves pregnant women, infants and toddlers. Low-income families, Children in Foster Care, Families receiving Temporary Assistance for Needy Families (TANF) and Families whose child has a disability. Home Base services are provided in Apache Junction and the Hayden/Winkelman area. Center Base services are provided in the Miami/Globe area. Early Head Start staff is trained professionals who provide information and skills to support each child's development, health services, and family sufficiency. Their goals are to promote healthy pregnancies by educating mothers on the importance of good prenatal care; promote parent involvement and education in the growth and development of very young children; assist families with obtaining appropriate health, nutrition, and social services for all family members; and increase community understanding of the importance of growth and development from prenatal through three years of age.

Primary and Secondary Education

A total of four elementary school districts and two high school districts are located within the City's incorporated boundaries. These are illustrated on Map PF-2, Public Education Map and are listed below:

- Casa Grande Elementary School District
- Eloy Elementary School District
- Picacho Elementary School District
- Toltec Elementary School District
- Casa Grande Union High School District
- Santa Cruz Valley Union High School District

Two additional elementary school districts (Red Rock and Mary C. O'Brien) are located within the City's defined Planning Area and are also illustrated on Map PF-2, Public Education Map.

The presence of portions of four different elementary school districts and two different high school districts within the City's incorporated area creates numerous internal and external issues for a community. These issues are focused on the different curriculums at both the elementary, middle school and high school levels that may not align, the appropriate levels of staffing to support learning, and the organization of school boundaries that currently do not correspond with community boundaries, reducing a collective sense of community pride and funding resource opportunities.

A summary of the Existing Education Facilities within the City and Planning Area is provided in Table PF.2, Educational Facilities.

Table PF.2, Educational Facilities

District Type	School Name	Size (acres)	Grades	Students	Teachers	Enrollment Area	
						City of Eloy	Planning Area
Eloy Elementary School District #11	Curiel Primary School	10.1	K-3	271	14	YES	YES
	Eloy Intermediate School	10.2	4-6	267	16	YES	YES
	Eloy Junior High School	21.6	7-8	285	14	YES	YES
Toltec Elementary School District#22	Toltec Elementary School	25.1	K-8	383	26	YES	YES
Santa Cruz Valley Union High School District	Santa Cruz Valley Union High School	29.4	9-12	370	23	YES	YES
Mary C. O'Brien School District	Villa Oasis Interscholastic Center for Education	4.0	9-12	126	12	YES	YES
Casa Grande Union High School District	Vista Grande High School	55.2	9-12	1,728	78	YES	YES
Picacho Elementary School District	Picacho School	14.3	K-8	182	12	NO	YES
Red Rock Unified School District	Red Rock Elementary School	15.6	K-8	398	22	NO	YES

Source: School Districts and City of Eloy, 2019
Note: Several of the school districts listed above have boundaries that also extend outside the City and its Planning Area. Therefore, it is important to note that the total student population listed for each school does not imply that all of those students exclusively reside within the City or its Planning Area.

The report card of Eloy public schools, as identified by the Arizona Department of Education identifies the following data for the most recent time period available in Table PF.3, School Report Card.

Table PF.3, School Report Card

School	Title I Status	Graduation Rate (percent)	Attendance Rate (percent)

Curiel Primary School	Title I School	NA	93
Eloy Intermediate School	Priority	NA	94
Eloy Junior High School	Title I School	NA	95
Casa Grande Union High School	Title I School	83	94
Santa Cruz Valley Union High School District	NA	90	91

Source: Arizona Department of Education; 2019

The Central Arizona Valley Institute of Technology (CAVIT) is a public school district working in partnership with eight area schools: Casa Grande Union High School (CGUHS), Coolidge High School, Florence High School, Maricopa High School, Poston Butte High School, San Tan Foothills High School, Santa Cruz Valley High School (SCVHS), and Vista Grande High School. The inclusion of CGUHS and SCVHS) any high school student residing in Eloy can begin preparing for high-wage, high-demand occupations while still in school by attending CAVIT in Coolidge. Any Eloy junior or senior high student who has met the prerequisites of an approved career and technology education program may enroll.

CAVIT offers cosmetology, emergency medical technician, fire science, law enforcement, massage therapy, medical assistant, nursing assistant and veterinary assistant programs for high school students. In an effort to provide students with authentic work-based learning opportunities, CAVIT has implemented three student-run clinics designed to provide students with on-the-job training on its campus. These clinics include: Animal Day Spa, Hair & Nail Clinic, Massage Spa, and a Wellness Clinic.

Post-Secondary Education

There are not any colleges or universities located within Eloy's City limits or Planning Area. The closest campus is the Central Arizona College (CAC). Located in Coolidge, CAC is a comprehensive, accredited community college offering more than 50 pre-baccalaureate programs, from arts to engineering science, and more than 90 occupational programs of study. The college offers courses that transfer to universities and an extensive program of credit and noncredit professional development and skill enhancement classes.

Central Arizona College offers a wide variety of continuing education courses, programs and workshops, including custom tailored in-service training for local industry. CAC also offers courses through the internet and an interactive distance learning television network linking all district campuses (i.e. Signal Peak Campus (Coolidge), San Tan Campus (San Tan Valley), Maricopa Campus (Maricopa), Casa Grande Center, Florence Center) with a full range of course experiences.

The college also administers the Gloria R. Sheldon University Center, which provides a site for

universities to offer baccalaureate and master level classes in Pinal County. Using the interactive distance learning television classrooms, students can continue their education towards a degree after completing their associates degree – all while attending classes at or near their local community college.

Central Arizona College coordinates with the county's high schools in the development of a vocational oriented curriculum called Tech Prep. The Tech Prep program integrates the Arizona Essential Skill Competencies into classroom practice related to the world of work. The City of Eloy would welcome the opportunity to have a Central Arizona College Center or Campus, or another college and/or technical training institution locate in the community in the future.

Medical Facilities

Sunlife Family Health Center, located at 205 N. Stuart Boulevard, provides family health care, including diagnosis and treatment of major and minor illness; management of chronic health conditions; women's wellness; well-child examinations and immunizations; patient education; referral; and follow-up care.

The City of Eloy does not currently have a hospital. The closest hospital (Banner Casa Grande Medical Center) includes a supportive urgent care center. One other urgent care center (NextCare) is also located within Casa Grande approximately 15 miles northwest of the Downtown.

The Pinal County Public Health Department's Eloy Clinic is located at 302 E. 5th Street and provides both Community Health Nursing and Women Infant and Children (WIC) services, including childhood immunizations, family planning, birth control supplies/methods, pregnancy testing, STD testing, Well Women HealthCheck Program for cancer screening, nutrition education, breast feeding support, and supplemental foods or food boxes.

Parks and Community Centers

The City Community Services Department maintains and manages nine parks (including an aquatics center) in Eloy. It also administers a full complement of community centers and recreation program activities (which vary by season) offered to residents of all ages (children, adults and seniors). The community centers are identified and described in Table PF.4, Recreation Facilities below.

Parks are addressed in the Parks and Open Space Element. The City also operates and maintains the 20 acre Eloy Memorial Park Cemetery, located at 5839 E. Milligan Road. The City provides a sliding scale of rates for plots based on city residency, county residency or outside Pinal County residency. The Community Services staff maintains the Cemetery.

Table PF.4, Recreation Facilities

Name	Address	Size (Sq. Ft.)	Summary
Troy Thomas Community Center	501 W. 3rd Place	4,300	This recreation facility offers programs and classes for preschoolers, youth, teens, and adults. The 2,300 sq. ft. multipurpose room is equipped with a kitchen, and seats approximately 200 people. This facility can be used for plays, concerts, meetings and receptions upon request.
Toltec Community Center and Senior Center	3650 W. Shedd Road	5,300	This 3,800 sq. ft. recreation center offers programs for youth and adults, and is home to the local senior citizen program, and Zumba Fitness. Equipped with a kitchen, furniture, and a 1,500 sq ft assembly hall, this facility is ideal for meetings and community gatherings.
Community Services Department Room and APS Room	100 E. 7th Street	8,000	The Eloy Recreation Center (ERC) serves as home to the administration offices of the Community Services Department. Throughout the year, the ERC offers a wide variety of programming for all ages engaging guests through art, dance music and more. With meeting space of approximately 546 sq. ft. for groups of up to 20 people.

Source: City of Eloy, January 2019

Municipal Airport

Initially constructed by the US Air Force in 1969 to train the T-41 aircraft, the 91- acre Eloy Municipal Airport is a public use general aviation airport located three miles northwest of Eloy, and contains a lighted asphalt runway that is 3,900 feet long by 75 feet wide and can accommodate aircraft up to 27,500 pounds single wheel loading. Taxiway "A" is asphalt, full length and parallel with the runway with a 40 foot width and 200 foot runway centerline separation distance. There are currently three entries/exits to Runway 2-20. Taxiway "A" currently does not contain holding aprons or a lighting system.

In the 1970's and 1980's, the airport was primarily used for crop dusting operations for local agricultural fields. In the early 1990's, Skydive Arizona located adjacent to the Eloy Municipal Airport, which now produces a heavy amount of parachute jumping activity on its east side. As of 2014, there were a total of 23,450 aircraft operations made by based and itinerant aircraft. The Airport is designated as an A-II airport, with an ultimate design code of B-II. The existing critical design aircraft is the DHC Twin Otter and the ultimate critical design aircraft is the Citation 560 Excel. SkyDive Arizona provides 100LL fuel and Jet-A fuel. The Bent Prop Restaurant and Bar is located on site, and its hours are determined seasonally.

The landside facilities include four tenants: Airborne Systems, Brunetto Flying Service, High but Dry Balloons, and Rigging Innovations, Inc. Skydive Arizona, Aero Specialists, Arizona Aeropainting, Crop First Aviation operate through the fence. A total of two T-hangars (accommodating 12 aircraft) and five business hangars are located on the airport property. A total of 28 tie-down spaces are available. The airport is protected by an eight-foot chain link fence with three strands of barbed wire and 28 spaces provide vehicle parking.

In July 2011, the City adopted the updated Eloy Municipal Airport Master Plan. The master plan was updated to meet Federal Aviation Administration (FAA) design and safety standards. It also is intended to evaluate the airport's capabilities and role, to forecast future aviation demand, and to plan for the timely development of new or expanded facilities to meet future aviation demand.

The master plan identifies the following forecasted operational demands at the Airport, as shown on Table PF.5, Airport Operations below.

Table PF.5, Airport Operations

Annual Operations	Base Demand	Short Term	Intermediate Term	Long Term
Military	100	100	100	100
General Aviation	28,450	30,800	34,500	45,400
Total	**27,550**	**30,900**	**34,600**	**45,500**
Based Aircraft	41	50	60	100

Source: Eloy Municipal Airport Master Plan; July 2011

A summary of the 2019 Airport Capital Improvement Program (ACIP) identifies the following improvements over the next five years:

- Installation of security fencing (2019)
- Construct drainage improvements (2020)
- Construct relocated Taxiway "A" (2020)
- Install new Medium Intensity Runway edge Lighting (MIRL) on Runway 2-20 (2020)
- Update Airport Master Plan (2021)
- Construct drainage improvements (2021)
- Prepare Environmental Assessment for Runway 2 extension (2022)
- Acquire land for Runway 2 extension (2023)
- Design extension for Runway 2 (2023)

Utilities Services

Sewer

The City and several private companies provide sewer service to properties within the City's incorporated area as shown on Map PF-3, Sanitary Sewer System map. However, there are many properties in the City which still utilize septic systems. The existing wastewater reclamation facility

(WRF) is located south of the southwest corner of Houser and Eleven-Mile Corner Roads. The WRF operates at 0.65 million gallons per day (mgd) and has a capacity of 2.0 mgd. It is not currently slated for any expansion in the City's adopted Capital Improvement Program.

In 2007, a Wastewater Master Plan was completed to guide the City in making informed and sound decisions regarding sewer and wastewater infrastructure system expansion needs. The Master Plan divided the City's Designated Management Agency area into ten distinct areas. All development, which occurs within the City, will be required to satisfy not only the objectives of the General Plan, but also the requirements of the Wastewater Master Plan.

Water

The City of Eloy serves the Downtown and Toltec areas with potable water at the present time as shown on map PF-4, Water System map. A total of four groundwater wells, three storage tanks and distribution lines comprise the City's system to deliver water to its customers. The groundwater wells (WL-55-591447-3, WL-55-605452-4, WL-55605454-5, and WL-55-605455-6) are all located in the Downtown, south of Frontier Street. The two storage tanks hold a total of two million gallons of water and are located on the west side of Main Street, south of Frontier Street. One of the tanks is located on the north side of Houser Road, west of Frontier Street and the other water tank is located at the Eloy Municipal Airport.

In addition to the City, seven other providers also serve smaller areas within the City's incorporated area. These other providers include:

- Arizona Water Company (Casa Grande)
- CoreCivic
- Global Water-Picacho Cove Water
- Picacho Water Company
- Picacho Water Improvement Corporation
- Spring Branch Water Company, Inc.
- Sunland Water Company

In 2007, the City prepared a Water Master Plan which recommended a total of 4.0 million gallons of water storage per two square miles of developed area (assumed to be developed with a residential density of 2.6 du/ac) to meet the future needs of the community (assuming an average of 3.0 persons per household and 125 gallons of water use per day by each household). The two-mile spacing would be expected to decrease if the density of the contributing area increases. As such, additional wells would expect to be constructed near the Santa Rosa Canal and at various locations around the City.

Electric

The majority of the City is administered by Arizona Public Service (APS), and several small portions of the Planning Area are administered by Trico Electric Cooperative. Overhead electrical

transmission lines, substations and generating plants traverse through the City and Planning Area. A total of seven entities provide these facilities, which include:

- Arizona Public Service (APS),
- Electric Districts 2, 4 and 5,
- Salt River Project (SRP),
- Tucson Electric Power (TEP),
- Central Arizona Project (CAP); and
- Western Area Power Administration (WAPA).

The overhead electrical transmission lines range in size from 115kV to 500kV.

Natural Gas

There are several trunk and distribution lines transmitting natural gas through and to the City. The trunk lines are owned and operated by Kinder Morgan. Southwest Gas has the Certificate of Convenience and Necessity (CC&N) for distribution within the City and the surrounding area.

Broadband

CenturyLink operates and maintains a fiber network in portions of the City. However, there are additional providers in other areas of the City including Orbitel Communications (Robson Ranch) and AireBeam Broadband.

Refuse Collection/Landfill

Solid waste collection for residential customers is administered by the City and is provided by Right Away Disposal (RAD). Commercial solid waste collection is also provided by RAD, and other private collection services. The City and RAD have also partnered to provide a curbside recycling program to residents

Residential waste is transported to RAD's landfill, located on the east side of Neumann Mountain. The City of Eloy's landfill is located at 305 S. Toltec Highway. The landfill is currently only accepting refuse from current property owners in Eloy (currently limited to one ton per month). The landfill is located on approximately 160-acres of useable land. The City has enough space in the existing cell to continue dumping and storing refuse at the current rate for many years.

3.8.4 DISCUSSION

It is important to recognize that historically, the City of Eloy has functioned as an agricultural and rural community. Over the past 15 years, the community has been evolving with development and expansion of commercial, rail oriented industry and privately-owned correctional facilities. Close proximity to Interstates 10 and 8, State Route 87 and Frontier Street places the City in a prime location to grow its employment base and population, and thus increase its necessary facilities and services.

As the City continues to grow and develop, these services will need to expand and grow. Additional sewer collection and treatment and water distribution and resources and storage will need to be provided, new parks will need to be constructed, existing parks may need to be upgraded or expanded, and Police personnel and facilities may need to be increased too.

3.8.5 OBJECTIVES

1. Continue to provide adequate public services and facilities in order to maintain and improve the residents', workers' and visitors' quality of life while enhancing the community's attraction.

2. Continue to plan for and provide necessary and efficient law enforcement services to the City.

3. Continue to coordinate with the Eloy Fire District to provide efficient and capable fire prevention and suppression and medical response services to the City and surrounding Planning Area.

4. Maximize the usefulness, efficiency and affordability of city utilities and infrastructure for Eloy's residents and businesses.

5. Coordinate City services with non-municipal utility providers to ensure new and existing developments in previously rural areas have adequate utility services.

6. Actively coordinate with local school districts, charter schools and institutions of higher learning in the planning, design, construction and rehabilitation of facilities.

7. Actively coordinate with dry utility companies regarding placement, design and size of proposed and future overhead/underground transmission lines.

3.9 Downtown Development and Neighborhood Preservation Element

3.9.1 GOALS

1. Encourage new development, infill, revitalization, and redevelopment to enhance Downtown vitality.

2. Promote the protection, preservation, rehabilitation and adaptive reuse of historic and cultural landmarks and resources.

3. Protect, stabilize and reinvest in downtown neighborhoods.

4. Continue to make significant public investments in buildings and infrastructure to foster private capital investment and job growth.

3.9.2 PURPOSE

The purpose of the Downtown Development and Neighborhood Preservation Element is to provide an overarching blueprint to reinvigorate Downtown Eloy as a major economic engine and livable community that is a magnet for residents, businesses, retail and tourism.

3.9.3 EXISTING CHARACTER

Historically, Eloy prospered as a center of cotton production. Its agricultural roots supported a vibrant downtown that drew customers from the surrounding area as shown on Map DD-1, Downtown Eloy map. Historic photos show a bustling downtown full of citizens purchasing goods, supplies and entertainment. As agriculture began to decline and neighboring towns diversified, Eloy's business district began to falter. Today, few businesses remain and many of the storefronts are vacant or contain a variety of services and government agencies.

While downtown Eloy exhibits the signs of an underutilized heart of the community, many of the existing buildings exhibit good "bones" but have exhibited various signs of deferred maintenance. The City, Chamber of Commerce and Downtown Advisory Committee have been working diligently to clean up the area, foster pride in building and vacant lot ownership and aggressively seek new tenants to absorb the existing building inventory.

The frontage of Main Street has been recently resurfaced and is still the City's front door. It exhibits many assets that can lead to its successful revitalization, including:

1. Main Street Park
2. Historic Buildings (Theatre, Churches)
3. The site of all of the City's key events (i.e. Fiestas Patrias, Holiday Parade, Memorial Day Parade, Veterans Day Parade, Martin Luther King Day Parade)

4. Government Facilities (i.e. City Hall, City Police Department, City Parks and Recreation Department, City Municipal Court, Pinal County Court, Pinal Hispanic Council, US Post Office)
5. Santa Cruz Valley High School/Public Library
6. Vacant land zoned for retail or office uses
7. 7. Available buildings in a range of sizes
8. Inhabited neighborhoods that create a proximate resident base for goods and services sold on Main Street.
9. Eloy Veteran's Center and Park

Downtown Eloy is generally bounded on the north by Battaglia Road, on the south by Hinton Street, on the east by Tryon Avenue, and on the west by Eleven Mile Corner Road/ These boundaries create a total area of approximately 865 acres.

3.9.4 DISCUSSION

Obstacles

The older, central neighborhoods of the Downtown Core can be preserved and revitalized due to the fact that the majority of existing housing can be renovated. There are, however, several situations which discourage renovation of residential properties. These situations include:

1. Antiquated platting of parcels has created lots that are either too small or oddly shaped. Substandard lots are intimidating to developers due to the potential cost of assembling enough parcels that can then be used for a development which can conform to zoning district setback requirements, while providing enough buildable area to satisfy market demand.

2. Extensive maintenance, repair, or upkeep generates costs that are prohibitive to foster new and revitalized development.

3. Lack of comps in land value also creates hardships relative to land appraisals that can fairly value land and buildings, creating another obstacle to downtown revitalization.

4. Absentee Ownership-There are a significant amount of property owned by interests outside the City and State.

5. Dilapidated Existing Buildings-The inventory of existing buildings contains many that have been vacant and under maintained for many years. The presence of deferred maintenance increases the cost associated with bringing the buildings in compliance with the City's adopted building codes.

Opportunities

The Downtown also has many assets which can be turned into great opportunities to enhance the Downtown Core. Following is a list of specific opportunities that are currently present and could help to jumpstart the City's intention for a viable and vibrant heart:

1. Vacant land – Transitioning public lands into private ownership and adopting "incentive" policies to foster the revitalization and development of buildings that serve the market demand of the surrounding area.

2. Historic Buildings - Preserving these structures gives the City a starting point for creating design guidelines and standards for new downtown development to mimic or copy. These buildings also give businesses a place to locate.

1. A Defined Economic Development Presence – The City has an Economic Development Specialist of which the Downtown Core is one of his focus areas within the community. Use of this Specialist and the Eloy Chamber of Commerce will assist in attracting businesses to the community and will provide an immediate catalyst to any revitalization and preservation initiative the City undertakes.

2. Existing Market Conditions - Many properties may be able to be purchased at appealing values, relative to the prices in more urbanized areas. The adoption of property incentives by the City Council may entice developers to stand up a business or provide residential properties in the Downtown Core.

3. Proximity and gateway to I-10 - Showcasing the community from I-10 will be important to draw visitors and businesses alike into the community. There may be some grant opportunities that would allow the City to invest in landscaping trees or other types of visual improvements to the properties adjacent to I-10.

4. A dedicated fund to assist with implementation – The City has adopted a 2% food tax which is dedicated for community and economic development improvements.

3.9.5 OBJECTIVES

1. Continue to utilize the Downtown Core Overlay, to exert appropriate flexibility relative to setbacks, parking standards, landscaping requirements, mixed use and design standards.

2. Create a brand and unique identity which residents, visitors and businesses will identify with the City.

3. Adopt a comprehensive infill incentive program that would include a host of financial, development, policy options to property owners to help in land assembly, revitalization and new development in the Downtown Core.

4. Adopt design review criteria, guidelines and standards to be used in review of new construction, and for the maintenance, upkeep, repair and preservation of existing (historic and otherwise) buildings.

5. Research viable options for the City to purchase land, develop, update, rehabilitate the property then lease/sell to private owners who are committed to constructing buildings and having viable uses.

6. Continue to focus roadway, sewer and water and fire protection upgrade projects in the Downtown through the City's adopted Capital Improvements Program. 7. Consider an existing City building as a satellite for a post-secondary educational, workforce training and/ or maker/incubator space.

3.10 Economic Prosperity Element

3.10.1 GOALS

1. Create the opportunity for, and successfully attract, quality employers with a focus on diversity and multiple salary levels.
2. Brand Eloy as a prime regional location for business, community growth and capital investment.
3. Through public and private investment, make Main Street a centerpiece for Eloy featuring restaurants, shops, small businesses and activities supported by quality neighborhoods that offer housing choice.
4. Create a community with adequate infrastructure, utilities, community amenities and housing that will attract new businesses and residents.

3.10.2 PURPOSE

This Economic Prosperity Element, in conjunction with the Economic Development Strategic Plan (EDSP), adopted in July 2019 provides the community with a focus that is more than just creating or retaining jobs and expanding the tax base. It is also about crafting a climate that is attractive for investors and businesses and a place where workers and their families can flourish. To attract and retain investment, Eloy must have cultural amenities, modern infrastructure, quality schools, broadband and a trained workforce with skills that match business needs.

The Strategic Plan recognizes the opportunities and constraints that exist for Eloy and lays out the mission of economic development, the vision for the future, and the four fundamental goals/building blocks necessary to prepare the City to achieve its desired economic prosperity. These building blocks include: Jobs, Image, Downtown Redevelopment, and Infrastructure and Housing.

3.10.3 EXISTING CHARACTER

Eloy was first established in the early 1900's as a rail stop and rapidly became a hub for agriculture. Although cotton was the primary crop, a wide variety of vegetables, feed crops, melons, fruit and nuts were also produced. Although agriculture remains an important part of Eloy today, water costs and its long-term availability will require a significant effort to establish new agricultural technology and crops well suited to an arid, desert environment.

Over the years, Eloy added a significant industrial and retail truck stop presence, which, with some exceptions, has done well. Several of the businesses attracted in the 1990's and early 2000's continue to thrive. However, the Great Recession in the middle of the last decade hit Eloy especially hard. In the last ten years, very few new employers have located in Eloy, several have shuttered their doors and there have been very few land transactions (even though land costs are lower than surrounding communities and significantly lower than the Phoenix and Tucson areas). The majority of private employers that are located in the City are located within the corridor formed by Frontier Street and Interstate 10. The only exceptions are CoreCivic to the northeast and SkyDive Arizona up at the Eloy Municipal Airport as shown on EP-1.

Economic Character Areas

In addition to 1,000's of acres in agricultural production, Eloy has four key economic character areas, which are illustrated on Map E-1, Economic Character Areas.

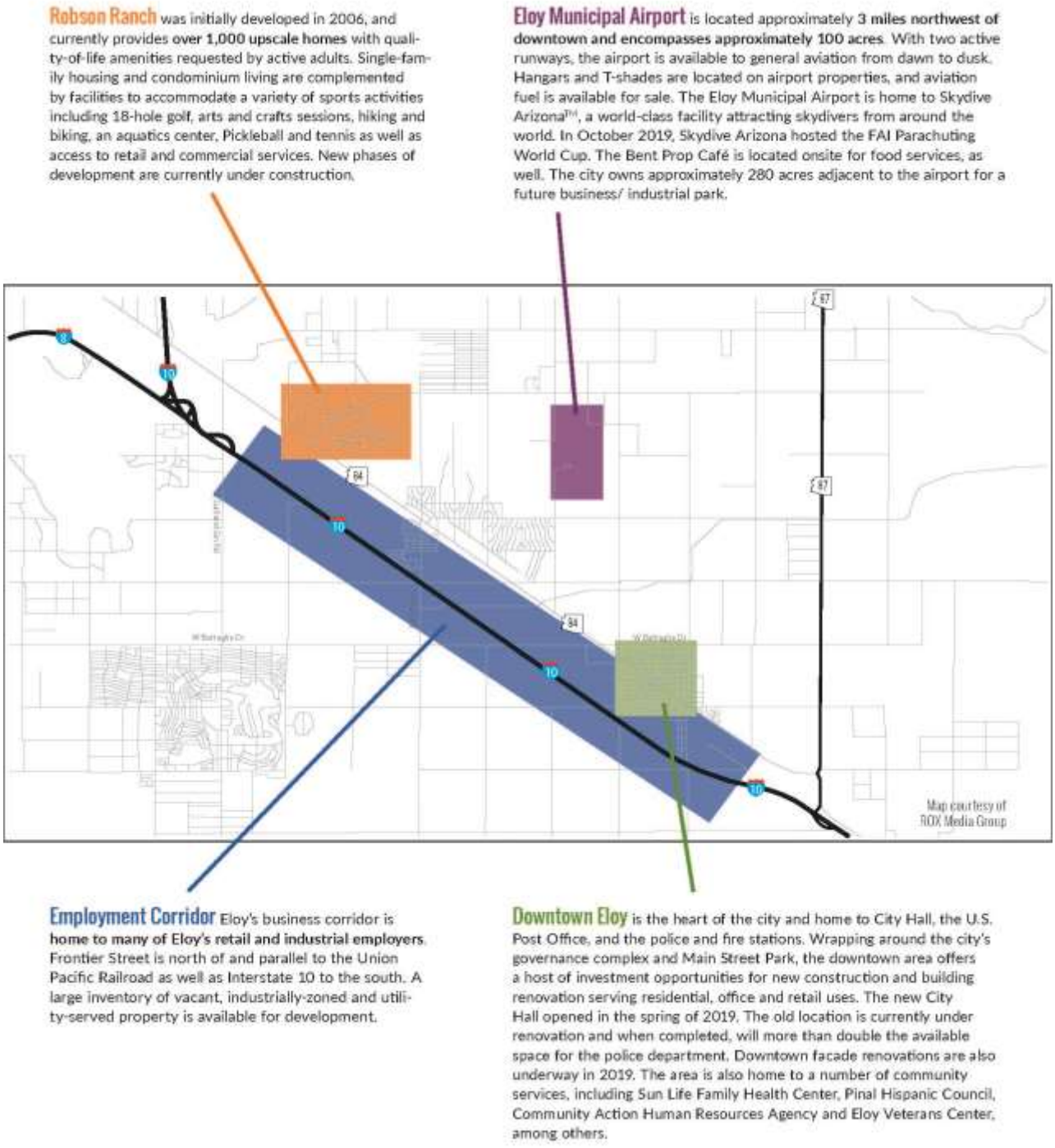
Robson Ranch
Robson Ranch was initially developed in 2006, and currently provides over 1,000 upscale homes with quality-of-life amenities sought by active adults. Single-family housing and condominium living are complemented by facilities to accommodate a variety of sports activities including 18-hole golf, arts and crafts sessions, hiking and biking, an aquatics center, Pickle ball and tennis as well as access to retail and commercial services. New phases of development are currently under construction.

Eloy Employment Corridor
This predominately commercial and industrial business area is home to many of Eloy's industrial employers. The Corridor is south of, and parallel to, the Union Pacific Rail line and extends to the south of Interstate 10. A large inventory of vacant, industrially zoned and utility-served property is available for development. There are several, older, smaller vacant buildings that could accommodate some retail or commercial businesses. The majority of those are located on Frontier Street and along Sunshine Boulevard. Although these structures offer limited opportunity for reuse, many of Eloy's buildings are currently empty and in disrepair, diminishing the opportunity for existing business vitality and expansion and the potential for future businesses moving to the area.

Downtown Eloy (including a segment of Frontier Street)
Downtown Eloy is the heart of the city and home to a new City Hall, a soon to be new Police facility, the U.S. Post Office, various small businesses, Santa Cruz Valley Union High School and Main Street Park, which for years has served as Eloy's 'living room' for special events and festivals. The Downtown area offers investment opportunities for new construction and building renovation serving the mix of residential, office and retail uses. The area is also home to a number of community services, including Sun Life Family Health Center, Pinal Hispanic Council, Community Action Human Resources Agency and Eloy Veterans Center, among others.

Eloy Municipal Airport
The Eloy Municipal Airport is located approximately three miles northwest of Downtown and encompasses approximately 100 acres. With two active runways, the airport is available to general aviation aircraft from dawn to dusk. Hangars and T-shades are located on airport properties, and aviation fuel is available for sale. The Eloy Municipal Airport is home to Skydive Arizona, a world-class facility attracting skydivers from around the world. The Bent Prop Café is located onsite for food services, as well. The City owns approximately 280 acres adjacent to the airport for a future business/industrial park.

Figure E-1 Economic Character Areas



3.10.4 DISCUSSION

Over the last several years, the Eloy City Council has updated the Land Use Element of the Eloy General Plan. During those efforts, considerable attention was paid to setting aside sufficient

land for Eloy's commercial, industrial and employment uses. Of the approximately 72,100 acres within the City limits, 4,500 acres (6%) are designated as commercial and 6,400 acres (11%) are designated as industrial. Primary challenges to commercial and industrial growth in these areas are lack of rooftops in the primary trade area, limited access and lands unserved with shovel ready infrastructure. Strengths include approximately 20 miles of I-10 freeway frontage and the opportunity for Union Pacific rail spur service.

In July 2019, the Eloy City Council adopted the Eloy Economic Development Strategic Plan (EDSP). This comprehensive effort, in conjunction with the General Plan, is intended to guide Eloy's business retention and expansion and business attraction efforts. The plan focuses its attention most aggressively in the first five years but provides guidance for economic sustainability and growth of many important economic activities over a much longer term. The EDSP states, "The success of this ambitious strategy requires alignment of goals and funding priorities between City departments and other organizations. The City will collaborate with public and private sector partners throughout the community/region to carry out the actions recommended by the strategy. Without adequate resources, this economic development strategic plan will not be successful. This strategy requires 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 that brands and propels the community forward".

Strengths, Weaknesses, Opportunities and Threats

A key component of the EDSP was the development of a Strengths, Weaknesses, Opportunities and Threats Analysis. This analysis is the compilation of over 30 interviews conducted with key community stakeholders and is summarized below:

Table E.1, Strength, Weakness, Opportunity and Threat Summary

Strengths	Weaknesses	Opportunities	Threats
•Centrally located between Phoenix and Tucson •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 •Vacant industrial zoned land	•Undefined image and no real brand •Aging road infasructure •Absence of new workforce housing stock •Slow household growth •Shortage of amenities for residents and business •Inadequate infrastructure to industrial sites •Lack of avalable industrial buildings •Absence of regional cooperation and collaboration •Underperforming schools	•Downtown revitalization and adaptive reuse of old buildings •Downtown facade improvement program •Leverage relationship with SkyDive Arizona for Eloy tourism •Target industry attraction •Potential "Economic" corridor for electric and autonomous vehicles •New housing development to attract a workforce population •Transportation planning and improvements •Facilitating shovel ready sites •Water Resources	•Economic development fragmentation •Growing competition from other cities •Majority of sales tax comes from I-10 business •Majority of property tax comes from correctional institutions •Economic stagnation •Negative perception cast on the city due to Eloy Detention Center

Addressing the weaknesses and threats and leveraging the strengths and opportunities will take a concerted effort by not only the City of Eloy, but the myriad of community organizations such as the

Chamber of Commerce, School Districts, and most importantly, all of Eloy's existing businesses and residents.

Offsetting many of the weaknesses and threats are Eloy's Strengths and Opportunities. Eloy is well positioned on Interstate 10 and the Union Pacific rail line with excellent proximity to Arizona's border with Mexico - three ideal assets for attracting manufacturing, distribution and warehousing operations. Another key in Eloy's future lies with its equidistant, one hour drive time to Phoenix and Tucson, both high growth areas that are beginning to experience rapid decreases in affordability for land and building in virtually every economic sector. Proximity to Casa Grande and Coolidge will also play a role as new industries such as Lucid Motors and Nikola (both considered leaders in the future of personal and commercial truck transportation) which are expected to hire a minimum of 2,000 employees once each comes to fruition. As the area begins to attract new users and investment, all three communities stand to benefit equally. Additionally, Eloy has hundreds of acres available and entitled for development, and a City rich in heritage with strong community pride.

Also as a direct offset to several of Eloy's challenges are two Foreign-Trade Zone's, (FTZ) and an Opportunity Zone, (OZ) located in the Growth Corridor as shown on Map E-2. The FTZ is a designated location where companies can use special procedures that encourage U.S./International trade by allowing delayed or reduced duty payments on foreign merchandise, as well as other savings.

The OZ was created under a provision of the Tax Cuts and Jobs Act, and signed into law December 2017. Investors who reinvest capital gains monies in Opportunity Zone funds will receive reductions on capital gains taxes relative to the years of their investment.

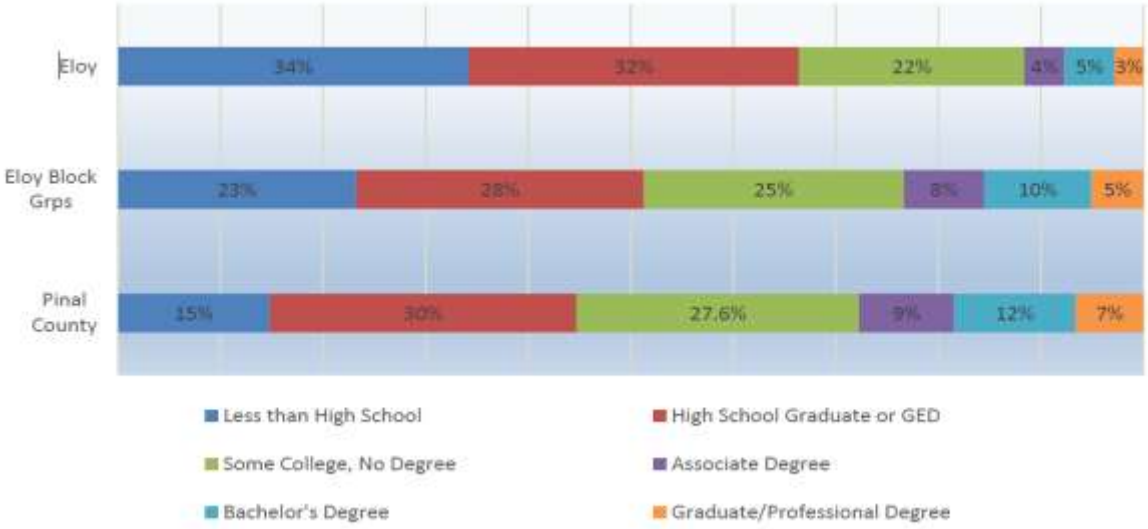
Education

As the region develops, it will be important to develop and attract a skilled labor force to staff these new businesses. It will also be important to adopt policies that will support the attraction of amenities that improve the City's overall quality of living.

Educational success will also play a key role in attracting businesses. Most of today's workforce requires a strong work ethic, certifications, degrees and other levels of training. If a community does not have residents with the necessary level of education or vocational training and/or certificates, then the company will be pulling "talent" from other communities to fill their positions, or the company will locate within a community that has a population that meets its job-related qualifications.

When it comes to education, Arizona Department of Education data shows that only 12 percent of the population have attained an Associate's Degree or higher. The resident population, however, still trails behind Pinal County with 28 percent of the population having an Associate's Degree or higher. Educational attainment is an indicator of the strength and aptitude of the local workforce. Aligning educational/vocational attainment with the City's industry targets can help identify existing training deficiencies that can be corrected with workforce development programs.

Table E.2, Educational Attainment



Labor Force

As per the EDSP, there is a viable labor force in Eloy, however, less than500 residents both live and work here. Approximately 1,100 workers commute in for work and 3,100 commute out for work to neighboring communities and as far away as the Phoenix and Tucson suburbs. Attracting employment opportunities for these 3,100 workers will be a priority as the EDSP is implemented.

As a small rural community, Eloy will need to contend with its rural setting and limited size of its labor force with lower skill levels. Over time as the community grows, these conditions will change. In the interim, Eloy's economic development opportunities will likely be limited to those industries that are attracted to its assets of good transportation access, low labor costs, and low land costs.

Potential Windfalls

There are several factors that can and will have a significant impact on the community and will no doubt require the updating of this element over time. In the last 18 months, numerous projects have been announced with sophisticated hiring requirements and 1,000's of potential job openings. Four of them include:

Phoenix Mart
Began construction of over 1.5 million square feet of display space in east Casa Grande (north of Eloy) featuring a Business to Business buying and selling experience for manufactured goods and products from throughout the world. The building will house over 1,800 showroom suites. Although this project seems to be on hold, it will be one of the largest private sector employees in the region, when completed.

Lucid Motors
First announced their plans in 2016 to build an electric vehicle manufacturing facility located on 500 acres just south of Downtown Casa Grande, less than 10 miles west of Eloy. Initially, Lucid plans

to employ over 600 skilled and semi-skilled workers ramping up to over 2,000 in the first five years.

Nikola Corporation
Has announced that it will construct a one million square foot facility to build hybrid Class 8 semi-trucks on the outskirts of Coolidge (adjacent to Eloy) and only four miles from our Downtown. Nikola has stated it will hire 1,800 to 2,000 skilled employees at an average annual salary of $60,000-80,000.

Attesa Motorsports
Has announced a motorsports lifestyle center in south Casa Grande (west of Eloy) with several race circuits, testing and research for amateur and professional racers. The project includes off-road race tracks, entertainment venues, a luxury resort and a convention center on roughly 500 acres. Attesa anticipates employing over 15,000 when fully operational.

Whether or not these projects come to fruition is yet to be determined. However, when complete, they will have a significant impact on the entire region. It will be up to the Eloy elected officials and staff to be ready to leverage benefits in Eloy from these investments.

Targeted Industry Clusters

Based on research outlined in the EDSP, six industry clusters were identified as suitable for Eloy. Industries within these clusters were further evaluated for employment growth, wages, market strength and existing presence in Eloy. Forty-four industries were short listed as potential industry targets, based on a combination of industry growth over five years, wages, market strength in Pinal County and whether the industry currently has a presence in Eloy. An existing cluster, (manufacturing) with 10 industries, was classified as a "future" target. These future industries are based on the prospect of Nikola Corporation and Lucid Motors operating their truck and vehicle manufacturing facilities near Eloy. Nikola is located approximately two miles northeast of Eloy's Downtown and Lucid Motors is located approximately six miles west of the City.

The listing of proposed industry clusters and targets includes the following as shown on Table E.3, Eloy Industrial Clusters:

Table E.3, Eloy Industrial Clusters

Industry Cluster	Industry Target
Agribusiness	• Tree nut farming • Greenhouse, nursery, and floriculture production • Other animal food manufacturing • Fluid milk manufacturing • Dry, condensed, and evaporated dairy product manufacturing • Fertilizer, mixing only, manufacturing
Arts, Enter, Recreation & Visitor Industries	• Other amusement and recreation industries • Other accommodations • Full-service restaurants • Limited-service restaurants • All other food and drinking places
Business & Financial Services	• Facilities support services • Waste management and remediation services
Manufacturing	• Paperboard container manufacturing • Synthetic dye and pigment manufacturing • Other basic organic chemical manufacturing • Polish and other sanitation good manufacturing • Plastics packaging materials and un-laminated film and sheet manufacturing • Plastics pipe and pipe fitting manufacturing • Polystyrene foam product manufacturing • Plastics bottle manufacturing • Other plastics product manufacturing • Other pressed and blown glass and glassware manufacturing • Glass product manufacturing made of purchased glass • Cement manufacturing • Ready-mix concrete manufacturing • Nonferrous metal, except copper and aluminum, shaping • Secondary processing of other nonferrous • Fabricated structural metal manufacturing • Sheet metal work manufacturing • Metal tank (heavy gauge) manufacturing • Spring and wire product manufacturing • Electroplating, anodizing, and coloring metal • Construction machinery manufacturing • All other industrial machinery manufacturing • Power-driven hand tool manufacturing • Software and other prerecorded and record reproducing • Motor vehicle electrical and electronic equipment manufacturing • Other motor vehicle parts manufacturing • Custom architectural woodwork and millwork
Personal & Commercial Services	• Commercial and industrial machinery and equipment repair and maintenance
Transportation & Logistics	• Warehousing and storage • Rail transportation • Truck transportation

Source: City of Eloy Economic Development Strategic Plan: July 2019

3.10.5 OBJECTIVES

The success of this ambitious strategy requires the continued alignment of objectives among City departments and organizations that have a role to play in the City's economic success. Successful implementation requires 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 that propels the community forward. Without adequate resources, this Economic Prosperity Element will not be successful.

Specific Economic Prosperity objectives include:

1. Implement An Industrial/Business Recruitment Program
2. Collaborate To Retain And Expand Existing Businesses
3. Create A Repository Of Entrepreneurship Information And Programs
4. Work Collaboratively To Prepare Youth For Success In School And Work
5. Promote Adult Workforce And Skill Development Programs
6. Support The Eloy Airport As An International Skydiving Center And Future Aviation Employment Center
7. Develop And Implement A Plan To Encourage And Enhance Eloy's Potential To Attract International Employees
8. Market And Encourage Vacant Land Purchases
9. Attract A Full Service Hotel With Meeting, Conference And Food Services

In year four and beyond, specific Economic Prosperity Activities and Tactics include the continuance of all of the above, plus the following:

1. Collaborate to Retain and Expand Existing Businesses

2. Create A Repository Of Entrepreneurship Information And Programs

3. Design And Adopt A Municipal Airport Specific Plan

4. Prepare And Adopt An Airport Business Plan

5. Promote Eloy As A Location For Shooting Film And Video Production

3.11 Cost of Development Element

13.11.1 GOALS

1. Continue to implement infrastructure improvements in accordance with the City's Capital Improvement Plan.
2. Maintain a high credit and bond rating through astute and prudent financial practices.
3. Continue to administer fair and proportionate impact fees such that new development adequately mitigates its public infrastructure and facilities impacts.
4. Provide adequate facilities and services concurrent with future growth.

3.11.2 PURPOSE

The purpose of the Cost of Development Element is to address three key issues that will be used in conjunction with other elements of the General Plan to guide the City's physical growth. The three key issues to be addressed include defining "fair share" of development costs for public services and infrastructure, outlining measures for "fairness", and identifying specific funding mechanisms that the City may use.

3.11.3 EXISTING CHARACTER

Government entities (federal, state, and local) are involved in allocating resources that will be used to provide basic public services and maintain, upgrade, or fund new construction of facilities. Each year, the City of Eloy creates, and its council adopts a budget for the fiscal year (July 1 to June 30) that analyzes incoming revenues and then balances them with outgoing expenditures. The budgeting process sometimes requires services to be curtailed or cut in times of shortfall, or new programs may be included in times where demands can be met with revenues that exceed anticipated expenditures. The annual budget requires city council approval during a public hearing process.

Government entities have a responsibility to administer services that either cannot be provided by private individuals and companies at a reasonable cost or where private involvement could pose ethical issues. Prioritizing the City's public services and facilities includes input from the entire community. The City of Eloy currently provides the following services to its residents, businesses and visitors:

- Streets-Construction and maintenance
- Potable Water-Construction and maintenance of storage and distribution facilities
- Wastewater-Construction and maintenance of treatment and collection facilities
- Public Safety-Employ and retain law enforcement personnel and facilities
- Parks and Open Space-Construct new and maintain existing parks and recreation facilities
- Library-Provide funding for library services
- Municipal Courts-Employ and retain a judge (part-time) and support staff
- Airport-Manage a general aviation airport

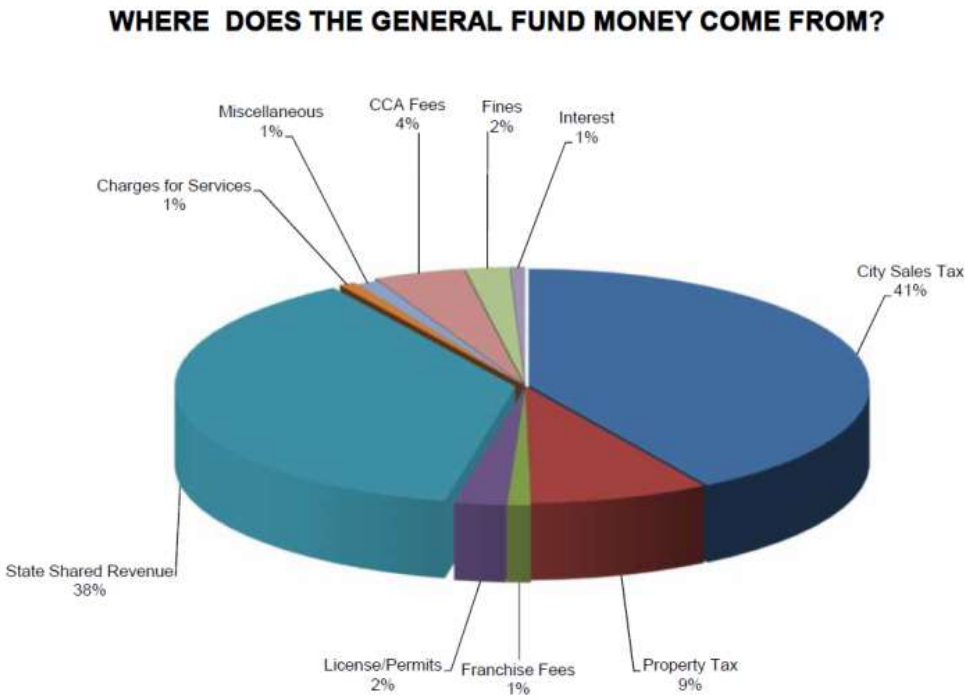
- General Services (e.g., Administrative, Finance, Community Development, Community Services, Public Works) Employ and retain applicable staff to manage and guide City functions

Due in large part to the Great Recession, the pace of new development has been very slow during the last decade (on a percentage basis), but has shown signs of recovery over the past several years. The population of Eloy expanded slightly from 16,631 in 2010 to approximately 17,412 in 2018, an increase of 781 residents, or less than one percent. This growth is focused on the continued development of Robson Ranch; an age restricted master planned community.

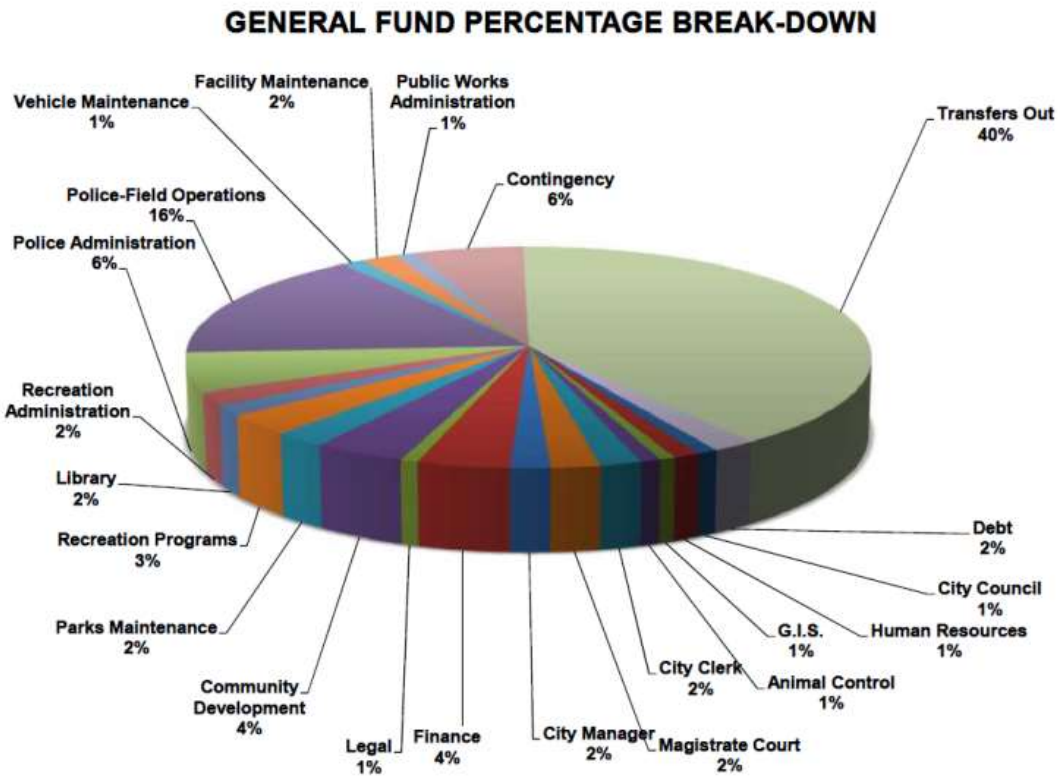
A substantial land base (113.7 square miles) and limited population and employment base creates strains to adequately maintain existing public services and facilities. Due to these conditions, a variety of funding mechanisms assist in maintaining the financial health of the City. Anticipated General Fund revenues and expenditures for fiscal year 2018-19 are illustrated on Map COD-1, Eloy Expenses and Revenues to provide a snapshot in time.

Map COD-1, Eloy Revenues and Expenses

Revenues



Expenses



3.11.4 DISCUSSION

Funding Mechanisms

Municipalities in Arizona have a wide variety of funding mechanisms available to help them provide the necessary services and infrastructure to serve existing and new development. When evaluating possible funding mechanisms, it is useful to consider the economic efficiency and equity of each mechanism.

Residents, elected officials, and staff of the City of Eloy should carefully consider which of the following funding mechanisms are the most appropriate to finance additional services and infrastructure associated with new development. Mechanisms available to the City of Eloy include:

- Capital Improvement Program
- Community Development Block Grant
- Community Facility Districts/Improvement Districts
- Dedications and Exactions
- Development Agreements

- Development (Impact) Fees
- Excise Tax Revenue Bonds
- General Fund
- General Obligation Bonds
- Grants
- Municipal Property Corporations
- Pay As You Go
- Property Tax
- Revenue Bonds
- Specialty Industry Tax
- Transaction Privilege (Sales) Tax
- User Fees/Permits/Fines

The City may evaluate the efficiency of each mechanism by using the following three criteria:

1. How effective is the financing mechanism in recovering the cost of new public services and facilities?

2. How easy is the funding mechanism to use (e.g., legal requirements)?

3. How high would debt service be (interest payments) and how quickly must the obligation be repaid?

The City may evaluate the equity of a financing mechanism by using the following three criteria:

1. Who should pay for new public services and facilities, the entire community or only the users of the facility?

2. Who is responsible for unused capacity of newly constructed public facilities to accommodate future growth?

3. Are those who pay for the financing mechanism in a position to do so?

Capital Improvements Program

The City coordinates the capital improvement program (CIP) to provide roads, water and wastewater system, police, community services, airport, and municipal services within future growth areas. In particular, geographic areas, the city can focus development, revitalization, or redevelopment within such areas (e.g., growth areas). By doing so, the City can maximize the utilization of public infrastructure and services and, thereby, spread their cost among the largest number of users.

The City currently utilizes an internal CIP prepared by staff on an annual basis. Funding of CIP projects are based on Council's priorities/objectives and needs within the community. An Infrastructure Committee is utilized for ranking road improvements on an annual basis. Funding for

the CIP is generated from one-time revenues from construction sales tax, system revenues, grants, bonds and loans.

Community Development Block Grant
This grant provides funds for qualifying projects that may range from housing, public works and physical construction projects. Potential projects should meet a demonstrated community need and benefit low-moderate income individuals, families and communities.
In the recent past, the City of Eloy has utilized these funds for housing rehabilitation and road improvement projects. These grants are administered by City staff. Future projects will be determined through a public hearing process.

Community Facilities Districts/Improvement Districts
Municipalities in Arizona may form Improvement Districts in which anticipated tax revenues from future development are set aside for a specific number of years and are dedicated to financing bonds supporting the future development, such as infrastructure. The additional tax revenues are typically derived from property taxes, but may also be generated by privilege (sales) taxes. Voter approval within the district boundaries is required for an Improvement District and municipalities may not use improvement district funds for recreational facilities. The cost of financing an Improvement/Capital Facilities District is the responsibility of residents and businesses located within the district.
The City of Eloy does not currently contain any CFD's or ID's at the present time.

Dedications and Exactions
Dedications relate to the transfer of land and/or facilities by a private owner to a public entity at no cost. This may be accomplished for such public facilities as roads, transit facilities, bike paths and pedestrian trails, parks and recreational facilities, and school sites. Exactions are payments or dedications by a landowner in return for government approval of proposed development. Examples include fees, dedications, and/or the provision of public services.
The legal requirements relating to dedications and exactions are similar to those for development impact fees. As such, while dedications and exactions make new development pay its own way, they can be difficult to enact and administer.

The City has in the past, and will continue to utilize in the future, this mechanism.

Development Agreements
Cities in Arizona may enter into development agreements with property owners to protect or reserve land for public purposes, to protect environmentally sensitive land, and/or preserve and restore historic structures. An agreement may regulate the use, density, height, and other aspects of the property. Development agreements are strictly voluntary, making them appropriate only in mutually advantageous and agreeable situations. Where this is the case, development agreements can be used to attain planning goals, such as the preservation of open space or the provision of school sites, with relatively minimal effort and administrative costs.
The City of Eloy has approved numerous development agreements over the past 18 years. When such timeframes have been exhausted, and no advancement of the project has taken place, the City has terminated such agreements.

Development (Impact) Fees
These are one-time fees imposed on new development to provide the incremental increase in public infrastructure and services needed to maintain the demonstrated community's level of service (as

identified in the Community's adopted Infrastructure Improvement Plan (IIP) for necessary public services. Such fees may be used for infrastructure improvements or debt service for water, wastewater, storm water, drainage, flood control, library, streets, fire and police, and neighborhood parks and recreation. Such fees may not be used for operations, maintenance, and replacement or correcting existing level of service deficiencies.
The City is in the process of preparing and expects to adopt an updated IIP in Mid-2020 to continue to provide the basis for the City to require such fees from new development locating within the City's incorporated area.

Excise Tax Revenue Bonds
These bonds are repaid with excise taxes and state shared revenues. A municipal bond is issued by a state or local government to raise capital to fund projects, such as recreational parks, police facilities and municipal buildings, which are beneficial to the community. Excise Taxes, such as City Sales Taxes, State Shared Sales Taxes, State Shared Income Taxes, Vehicle License Taxes, Charges for Services, License and Fees, Fines and Forfeitures) are pledged to the payment of debt service on obligations. Excise Tax Revenue Bonds do not require voter approval and the constitutional debt cap do not apply.
The City has issued a $6 million dollar bond in 2017 for the construction of a new City Hall. At the beginning of FY 18-19, the City has an outstanding debt of $5,905,000.

General Fund
The monies collected by the City from local sales taxes, state shared revenues (i.e. vehicle tax, state income tax, highway funds); investment revenues, municipal fees and fines, and utility revenues comprise the general fund. A portion of such revenue could be pledged to pay the debt service on the mechanisms described in this element.
For FY 18/19, the City projects that approximately $13.1 million will be generated (excluding any fund balances). This amount represents an increase of nearly five percent from FY 17/18. Nearly 90 of the General Fund revenues are produced from three sources: City Sales Tax (41%), State Shared Revenues (38%) and Property Tax (9%).

General Obligation Bonds
The City's ability to incur general obligation debt is by the existing limitations imposed by constitutional and statutory provisions of Arizona law, which include the requirement of a vote of the electorate to authorize such bonds. Under the provisions of the Arizona Constitution, outstanding general obligation bonded indebtedness for water, sewer, lighting, parks, open space/recreational purposes, acquisition and development of public safety, law enforcement, fire/emergency facilities and streets/transportation facilities may not exceed 20% of a municipality's net secondary assessed valuation. Outstanding general obligation bonded indebtedness for all other purposes may not exceed an additional 6% of a municipality's net secondary assessed valuation.
In FY 18/19, the City of Eloy does not have any outstanding G.O. Bond debt. Based on the valuation of property in the City (approximately $97.8 million), and the 20% limitation, the City has the ability to borrow approximately $19.5 million for such projects, as identified above. For any other project, the City would be limited to a maximum debt obligation of approximately $5.8 million (6% constitutional limitation).

Grants
The ability to submit a grant exists at the federal, state, regional and private level. Such submittals can be made for transportation, water and sewer services, housing, and police in Eloy. However, it

should be noted that each grant is different and typically requires a hard (cash) match, but may allow soft (in-kind services) to match grant awards.

Municipal Property Corporations

Internal Revenue Service (IRS) Ruling 63-20 codified the ability of political subdivisions (e.g., cities) to establish tax-exempt, non-profit corporations that can issue bonds. Bonds issued by Municipal Property Corporations (MPCs) are treated as if they were issued by the political subdivision, but are not subject to voter approval or constitutional debt limits. In order to maintain their status, strict requirements are imposed by the IRS on Municipal Property Corporations related to their non-profit status, activities, and bond issuance.

The existing City of Eloy MPCs had $1 in outstanding debt at the beginning of FY 18/19.

Pay As You Go Funding

This mechanism is basically utilizing free cash flow to fund the identified project, which, while all projects are technically allowable, is usually a smaller maintenance or improvement project. It is the least costly method, as no debt is incurred by the governmental agency.

The City has utilized such funding for equipment, infrastructure, and other items identified in the City's Capital Improvement Plan.

Property Tax

Property tax revenues are generated via a tax on the assessed value of land in Arizona and are levied by the State as well as most municipalities. Property taxes are typically composed of a primary component and a secondary component. Primary property tax revenues are used to fund the operating expenses of local jurisdictions. Secondary property tax revenues are used to fund special obligations, such as the repayment of bonds, special district levies, and budget overrides. Primary property taxes are subject to municipal levy limits, but secondary property taxes are not subject to levy limits.

The City of Eloy only imposes a primary property tax rate. For FY 18/19, the City's property tax rate ($1.210/$100 of assessed valuation), which is a decrease from FY 17/18, was expected to generate $1.1 million in revenues, contributing nine percent to the City's total General Fund.

Revenue Bonds

Revenue Bonds are a municipal bond supported by the revenue from a specific project, such as a toll bridge. Revenue Bonds are municipal bonds that finance income-producing projects and are secured by a specified revenue source. The funds from Revenue Bonds are used to finance a specific project (e.g., a water and sewer line extension). The revenue stream from that project, or the pledging component (i.e. enterprise revenues, state shared revenues, etc.) repays the bondholders. Revenue bonds do not require voter approval and the constitutional debt cap do not apply. However, the municipality would be limited by their general creditworthiness, debt burden and a debt service coverage ratio of 2.5x or higher.

The City of Eloy has used Revenue Bonds to fund the development of the water system infrastructure. At the beginning of FY 18-19, the City had $440,294 in outstanding revenue bond obligations. In addition, the City has approximately $8 million in outstanding Water Infrastructure Finance Authority (WIFA) loans as of the start of FY 18/19. WIFA is an independent agency of the State that is authorized to finance the construction, rehabilitation and/or improvement of drinking water, wastewater, wastewater reclamation and other water quality facilities/projects. These debt

obligations will be repaid with revenues from water and wastewater customers. The current list of WIFA projects include:

- The design and construction of Pump Station #1
- The upgrade of the lift station at Tohono #2
- The upgrade of electrical equipment at the Eloy Wastewater Treatment Plant

Specialty Industry Tax
Examples of specialty industry taxes include hotel bed taxes and rental car taxes. Municipalities do not need legislative or voter approval to institute specialty industry taxes and the revenues generated may be used for public services and facilities. Nonresidents (i.e., tourists and business travelers) typically pay the community's specialty industry taxes.
The City adopted a Restaurant/Bar Sales Tax (6%) and a Hotel/Motel Sales Tax (7%) in June 2001 and a Food Tax (2%) in 2015 that have provided additional municipal income to the City.

Transaction Privilege (Sales) Tax
Commonly referred to as a sales tax, the Arizona Transaction Privilege Tax (Sales) Tax generates revenues via sales activities. In addition to the state transaction privilege tax, municipalities may impose a transaction privilege tax within their boundaries. The revenues generated by the local transaction privilege tax may be used for almost any purpose and are paid by residents and visitors making purchases within the incorporated boundaries of the city.
The City of Eloy currently levies the following privilege (sales) taxes:

- General Sales: 3%
- Construction Sales Tax: 4.5%
- Restaurants/Bars: 6%
- Hotel/Motel: 7%
- Food Tax: 2%

Sales tax is expected to generate $5.4 million in revenues for the City during FY 18/19. This is equal to approximately 25 percent of the City's total General Fund revenues.

User Fees/Permits/Fines
User fees are imposed on the users of a service or facility or may take the form of required permits resulting from a charge for municipal services. Examples include development fees, recreation program fees, rents and leases, court fines, etc. Administration costs can be high in relation to user fees (i.e., fee collection), but the users of a service or facility or applicant pays the fee.
For the City in FY18/19, these revenues are expected to generate approximately 2% of the General Fund revenues.

3.11.5 OBJECTIVES

The objectives provide the City with direction and intent to finance future growth, development, and revitalization. The objectives are provided to help the City of Eloy achieve the community's overall vision.

1. Continue to administer and enforce the adopted Infrastructure Improvements Plan policy to assess needs and cost for infrastructure and services that will be required by new development.

2. Maintain and promote adequate levels of public services and facilities.

3. Identify, evaluate and consider implementing funding mechanisms to provide additional public facilities and services for the improvement of facilities and services to serve existing development.

4.0 Implementation Actions

This Chapter has been prepared to demonstrate how each element of the Eloy General Plan will be implemented. A series of charts have been prepared in common template to aid in expeditious benchmarking to chart ongoing plan implementation progress. This template is organized by plan element as follows:

- Goals
- Objectives
- Timeframe
- Actions

Each chart is presented on the following pages.

4.1 LAND USE ACTIONS

Goals

1. Provide a range of residential, employment and supportive land uses to encourage and maintain a sustainable community.
2. Maintain, update and create standards and guidelines to which developments shall adhere in an effort to achieve a sustainable community.

	Objectives	Timeframe				Actions
		Short Term (Year 1-3)	Mid-Term (Year 3-6)	Long Term (After Year 6)	On-Going	
1	Maintain transitional buffers between high and lower impact land uses	X				Include design guidelines in the Downtown Master Plan
2	Promote Mixed Use development within designated areas including the downtown	X				Designate Mixed Use within the Downtown Master Plan
3	Adopt and enforce policies and standards for architecture, landscaping, lighting and signage to which all new developments shall adhere	X				Include such provisions in the City's Zoning Code Update

4.2 CIRCULATION ACTIONS

Goals

1. Encourage public safety through appropriate street design.
2. Improve "Level of Service" through coordinated street design, signal spacing and access management within the community and the surrounding region.
3. Plan and provide for alternative methods of transportation.

	Objectives	Timeframe				Actions
		Short Term (Year 1-3)	Mid-Term (Year 3-6)	Long Term (After Year 6)	On-Going	
1	Improve and maintain street safety		X			Implement a design solution for Frontier Street and Main Street
2	Improve and maintain the quality of street surfaces				X	Continue to implement the Street Pavement Preservation Plan
3	Manage vehicular access onto the street				X	Promote interior vehicular circulation among adjacent parcels with similar uses
4	Reduce accidents at off-set and five-legged intersections		X			Reorient all intersecting streets with Frontier Street at 90 degree angles
5	Implement traffic sign upgrades and pavement rehabilitation actions as recommended in the city of Eloy Small Area Transportation Study, for both streets and railroad crossings		X			Reconstruct the approaches for the UPRR at Sunland Gin and Houser Roads
6	Incrementally upgrade existing roadways to comply with the street classification system as demand warrants		X			Incorporate strategic roadway expansion in the City's CIP

7	Require new developments to adhere to the street classification system and dedicate adequate right-of-way				**X**	Strive to request and receive dedications of ultimate ROW on arterial streets at the time of site plan review and approval
8	Monitoring vehicular accidents, determining their causes and then adopting policies to avoid similar situations in the future				**X**	Conduct police surveillance on Frontier Road to limit speeding and accidents
9	Promote paving/topical treatment of dirt and gravel roads and prohibiting the creation or continuation of unimproved roads, especially as new development occurs				**X**	Negotiate for the improvement of perimeter arterial streets at the time of site plan review and approval
10	Work with other government entities [e.g., Arizona Department of Transportation (ADOT), Sun Corridor Metropolitan Planning Organization (SCMPO), Pinal County, Central Arizona Association of Governments (CAG), City of Casa Grande, etc.] to improve and maintain the regional roads, including State Routes and Interstates 8 and 10				**X**	Conduct bi-annual meetings with each entity to coordinate pavement management and expansion planning and construction timing
11	Determine and define traffic impact mitigation measures to preserve mobility and access through the City's roadway network		**X**			Update the Small Area Transportation Plan

4.3 GROWTH AREA ACTIONS

Goals

1. Encourage orderly development within Growth Areas.
2. Encourage balanced, mixed use and multi-modal development within the designated Growth Areas.
3. Promote commercial, employment and industrial development at identified Growth Area nodes.
4. Promote development within Growth Areas that provides for the logical extension of infrastructure and utility service.

	Objectives	Timeframe				Actions
		Short Term (Year 1-3)	Mid-Term (Year 3-6)	Long Term (After Year 6)	On-Going	
1	Prepare and adopt a specific plan for each of the five growth areas identified on the Growth Area Map		X			Develop a S.R. 87/Interstate 10 Specific Area Plan
				X		Develop an Airport Area Specific Plan
		X				Develop a Sunland-Toltec Specific Area Plan
2	Prepare and adopt a Downtown/Redevelopment Plan	X				Develop a Downtown Master Plan
3	Prepare, adopt and maintain a five (5) year a Capital Improvements Program				X	Continue to review and update the City's CIP
4	Prepare and adopt a Main Street Streetscape Master Plan		X			Conduct a Phase 2 Project to Support the Main Street Arcade Project
5	Prepare and adopt an Infill Incentive District Ordinance		X			Prepare and adopt ordinance
6	Prepare and adopt a Revised Development Code for Planned Area Development and Master Site Plans	X				Include such provisions in the City's Zoning Code Update
7	Prepare and adopt an Adequate Public Facilities Ordinance		X			Include such provisions in the City's Zoning Code Update

8	Prepare and adopt Downtown Design Guidelines to address architecture, landscaping, parking, lighting, signage and open space, parks, alternate transportation modes, and parking	**X**				Include such provisions in the Downtown Master Plan

4.4 PARKS, OPEN SPACE AND TRAILS ACTIONS

Goals						
1. Improve the Community's livability, aesthetics and desirability through active and passive "green" space. 2. Provide a wide variety of organized recreation opportunities for residents of all ages.						
Objectives		**Timeframe**				**Actions**
		Short Term (Year 1-3)	**Mid-Term (Year 3-6)**	**Long Term (After Year 6)**	**On-Going**	
1	Develop a plan for a connected system of open space areas that protect and conserve natural, physical, cultural, and social resources			**X**		Prepare and adopt an Open Space Master Plan
2	Develop a multi-use trail system that provides connectivity throughout the city, to recreational areas, parks, and coordinates with County trails within the Planning Area				**X**	Prepare and adopt a Trails System Master Plan
3	Develop community parks within the City that provide a balance of passive and active recreational opportunities for City residents and visitors			**X**		Conduct a user survey to quantify the key activities administered by the Community Services Department
4	Research and develop park, open space and trail standards for residential and nonresidential developments		**X**			Include such provisions in Parks, Trails and Open Space Master Plan(s)
5	Research, draft and adopt park and open space policies to require open space and recreation area developments and/or dedications from developers, and to assist in preserving natural and social resources	**X**				Create and adopt a native vegetation preservation ordinance

3.5 HOUSING ACTIONS

Goals

1. Facilitate redevelopment and revitalization of existing housing stock and neighborhoods.
2. Encourage a variety of housing types to accommodate various levels of income and lifestyles.

	Objectives	Timeframe				Actions
		Short Term (Year 1-3)	Mid-Term (Year 3-6)	Long Term (After Year 6)	On-Going	
1	Achieve a high quality, varied and affordable housing stock through a combination of infill projects, new development and rehabilitation of older homes and structures.		X			Prepare and Adopt a Housing Needs Study
2	Promote the development of sound, high quality neighborhoods that provide a variety of housing options and community amenities in an integrated manner.				X	Utilize CDBG funds to revitalize facilities and infrastructure in existing neighborhoods
3	Encourage property managers/property owners to maintain and improve their respective existing housing stock.				X	Continue to maintain Code Compliance vigilance in existing neighborhoods Continue to conduct Operation Eloy Clean –up for selected properties in neighborhoods
4	Pursue federal, state and local grants to address the revitalization needs of existing Downtown neighborhoods.	X				Include a comprehensive implementation component of the Downtown Master Plan
5	Implement programs that incentivize property owners to maintain, rehabilitate, revitalize and protect the existing stock of affordable homes.		X			Work with State, Regional and local housing advocates to provide housing for the community
6	Cooperate with the Eloy Housing Authority to provide affordable housing to those residents with a demonstrated need.				X	Continue to operate the housing rehabilitation program to enhance shelter needs in Eloy

3.6 ENVIRONMENTAL PLANNING ACTIONS

Goals

1. Encourage the preservation of the paloverde-saguaro plant community to retain high value vegetation that also provides natural area habitat.
2. Strive to enhance and maintain regional and local air and water quality.
3. Guide growth away from known fissure areas to protect future development and mitigate existing developed areas where development has occurred.
4. Continue to enforce zoning code and building code provisions to protect life and property from wind and fire hazards.
5. Work with the Pinal County Flood Control District to minimize the risk and hazards associated with flooding on existing and future development and human life within the City's floodplains.

	Objectives	Timeframe				Actions
		Short Term (Year 1-3)	Mid-Term (Year 3-6)	Long Term (After Year 6)	On-Going	
1	Verify floodplain hazard delineation and research alternatives to minimize hazards to persons, structures and to minimize erosion and elevated flood height risks	X				Work with Pinal County Flood Control District to revise mapping to remove lands from hazard areas
2	Verify fissure hazard delineation and research alternatives to minimize hazards to persons and structures		X			Coordinate with Arizona Geological Society to make information available to public
3	Protect and conserve the quality and quantity of surface and groundwater resources				X	Continue to test the municipal water supply and provide results to City customers
4	Promote long-term conservation of potable water resources				X	Encourage low flow fixtures in new development Promote compliance with ADWR Low Water Use Plant Palette
5	Continue to treat effluent water to quality levels that will allow groundwater recharge				X	Continue to recharge treated effluent and receive return flow credits

6	Maintain and enhance air quality within the Planning Area of Eloy				**X**	Continue to aggressively apply palliatives to unpaved streets in the city's incorporated area
7	Identify, manage, and protect endangered and threatened species and species of special concern	**X**				Coordinate with the Arizona Game and Fish Department to manage critical animal and plant species
8	Preserve the natural aesthetic quality of the Sonoran Desert in developed areas through the use and preservation of the palo verde-saguaro plant community	**X**				Create and adopt a native vegetation preservation ordinance
9	Develop appropriate regulations and procedures with the Pinal County Flood Control District to minimize flood hazards and loss of life	**X**				Work with Pinal County Flood Control District to implement the 2016 Multi-Jurisdictional Hazard Mitigation Plan

4.7 WATER RESOURCES ACTIONS

Goals

1. Provide existing and future residents and businesses a continuous, adequate and clean water supply.
2. Encourage conservation measures that foster efficient potable water use.
3. Pursue activities that augment the City's potable and non-potable water supplies.
4. Carefully evaluate expansions of the City's Water Service Area when it enhances social, economic, and environmental interests.

Objectives		Timeframe				Actions
		Short Term (Year 1-3)	Mid-Term (Year 3-6)	Long Term (After Year 6)	On-Going	
1	Continue to provide adequate water resources to both residents and employers in the City			X		Prepare and adopt a Water Resources Strategic Plan
2	Update the City's Water Master Plan. Continue to plan for development and require necessary utility infrastructure expansion on an as needed basis by requiring developers to build that infrastructure required by each development. Evaluate options to maximize the use of renewable water supplies, evaluate innovative methods for replacing reliance on groundwater, optimize the location of underground storage and subsequent recovery of renewable water supplies, and evaluate options to minimize the cost to existing ratepayers of new water supplies for future growth		X			Include storm water, reclaimed and gray water in the City's Water Master Plan Update
3	Review and update utility fees to accurately reflect the City's cost to provide water resources and the production and distribution network		X			Prepare and adopt a Utility Rate Study
4	Continue to monitor, and increase when prudent, the City's water supplies to accommodate future population and employment demand using funding			X		Prepare and adopt a Water Resources Strategic Plan

	methods that do not burden existing ratepayers					
5	Coordinate with the ADWR to manage the City's Designation of Assured Water Supply to match future growth				**X**	Prepare and adopt a Water Resources Strategic Plan
6	Evaluate and implement an effective water conservation program (including emergency conservation) using efficient water management methods with supportive policies and standards		**X**			Prepare and adopt a Water Conservation Master Plan
7	Evaluate direct use of treated effluent for non-potable users (i.e. turf irrigation, manufacturing, cooling, etc.) as opposed to artificial recharge and recovery to optimize potable supplies		**X**			Include storm water, reclaimed and gray water in the City's Water Master Plan Update
8	Maintain the existing distribution and storage system to minimize the waste and maximize the efficiency of all water resources		**X**			Prepare and adopt a Water Conservation Master Plan
9	Comply with the ADWR Low Water Use Plant List where required, and encourage the uses of the List elsewhere to minimize and conserve water resources by vegetating the community with drought tolerant vegetation adapted to the Sonoran Desert				**X**	Strongly encourage the use of such plant materials in new and revitalized development

4.8 PUBLIC FACILITIES ACTIONS

Goals

1. Maintain and upgrade existing public facilities to serve the existing population and employment, and locate new facilities to serve new residents and workers.
2. Continue to provide high quality municipal services – administration, public works, community development, community services (parks and recreation), library, aviation, police and municipal court, and coordinate with non-municipal service providers-fire, education, electrical, natural gas, fiber to provide adequate services.

	Objectives	Timeframe				Actions
		Short Term (Year 1-3)	Mid-Term (Year 3-6)	Long Term (After Year 6)	On-Going	
1	Continue to provide adequate public services and facilities in order to maintain and improve the residents', workers' and visitors' quality of life while enhancing the community's attraction	X				Review and update the Infrastructure Improvement Plan and Development Impact Fee Study
2	Continue to plan for and provide necessary and efficient law enforcement services to the City				X	Update the 2016 Comprehensive Services Delivery and Staffing Review Plan
3	Continue to coordinate with the Eloy Fire District to provide efficient and capable fire prevention and suppression and medical response services to the City and surrounding Planning Area				X	Continue to transmit development proposals in the City to the Eloy Fire Marshall for formal review to ensure adequate fire protection is maintained
4	Maximize the usefulness, efficiency and affordability of city utilities and infrastructure for Eloy's residents and businesses		X			Prepare a Public Facilities and Services Master Plan
5	Coordinate City services with non-municipal utility providers to ensure new and existing developments in previously rural areas have adequate utility services				X	Coordinate with Arizona Public Service (APS) and Southwest Gas (SWG) on their CIP related projects in the Eloy Planning Area

6	Actively coordinate with local school districts, charter schools and institutions of higher learning in the planning, design, construction and rehabilitation of facilities		**X**			Prepare a Public Facilities and Services Master Plan
7	Actively coordinate with dry utility companies regarding placement, design and size of proposed and future overhead/underground transmission lines				**X**	Communicate on a frequent basis with APS, SRP, WAPA, ED 4 on electrical transmission corridors

4.9 DOWNTOWN DEVELOPMENT AND NEIGHBORHOOD PRESERVATION ACTIONS

Goals

1. Encourage new development, infill, revitalization, and redevelopment to enhance Downtown vitality.
2. Promote the protection, preservation, rehabilitation and adaptive reuse of historic and cultural landmarks and resources.
3. Protect, stabilize and reinvest in downtown neighborhoods.
4. Continue to make significant public investments in buildings and infrastructure to foster private capital investment and job growth.

	Objectives	Timeframe				Actions
		Short Term (Year 1-3)	Mid-Term (Year 3-6)	Long Term (After Year 6)	On-Going	
1	Continue to utilize the Downtown Core Overlay, to exert appropriate flexibility relative to setbacks, parking standards, landscaping requirements, mixed use and design standards	X				Include design guidelines in the preparation and adoption of the Downtown Master Plan
2	Create a brand and unique identity which residents, visitors and businesses will identify with the City		X			Conduct a design competition and/or retain a consultant to assist in rebranding the City
3	Adopt a comprehensive infill incentive program that would include a host of financial, development, policy options to property owners to help in land assembly, revitalization and new development in the Downtown Core		X			Prepare and adopt an Infill Incentive District Ordinance
4	Adopt design review criteria, guidelines and standards to be used in review of new construction, and for the maintenance, upkeep, repair and preservation of existing (historic and otherwise) buildings		X			Create a revolving loan fund to finance minor home improvement projects ($5,000 to $10,000) Continue to fund the housing rehabilitation and redevelopment program

						Work with local financial institutions to make home loans available in Eloy Prepare and adopt a housing needs and market study
5	Research viable options for the City to purchase land, develop, update, rehabilitate the property then lease/sell to private owners who are committed to constructing buildings and having viable uses		**X**			Conduct a cursory analysis for properties on Main Street
6	Continue to focus roadway, sewer and water and fire protection upgrade projects in the Downtown through the City's adopted Capital Improvements Program				**X**	Reevaluate and Reposition Downtown CIP projects annually
7	Consider an existing City building as a satellite for a post-secondary educational, workforce training and/or maker/incubator space	**X**				Evaluate the ability of such a building using an existing building on Main Street

4.10 ECONOMIC PROSPERITY ACTIONS

Goals

1. Create the opportunity for and successfully attract quality employers with a focus on diversity and multiple salary levels.
2. Brand Eloy as a prime regional location for business, community growth and capital investment
3. Through public and private investment, make Main Street a centerpiece for Eloy featuring restaurants, shop, small businesses and activities supported by quality neighborhoods that offer housing choice.
4. Create a community with adequate infrastructure, utilities, community amenities and housing that will attract new businesses and residents.

	Objectives	Timeframe				Actions
		Short Term (Year 1-3)	Mid-Term (Year 3-6)	Long Term (After Year 6)	On-Going	
1	Implement An Industrial/Business Recruitment Program	X				Participate in tradeshows, forums and other events to showcase and promote Eloy Maintain frequent communications with the real estate brokerage community Attract business amenities to support non-service/retail employers Identify and promote realistic incentives to foster quality economic development Prepare a cost of doing business comparison of Eloy with key local competitors Prepare and adopt jobs-housing balance standards
2	Collaborate to retain and expand existing businesses	X				Work with the Chamber of Commerce to implement a business outreach program

						Establish and conduct industry roundtables
3	Create a repository of entrepreneurship information and programs	**X**				Understand and promote available micro-loan programs to support home occupations Work with local financial institutions to assist them in achieving Community Reinvestment Act compliance Document federally-related economic support programs
4	Work Collaboratively to Prepare Youth For Success In School And Work	**X**				Support the work of Achieve Pinal Committee to create early childhood career pathways in partnership with K-12, business and higher education resources Focus resources on youth engagement, education programs and internships Continue to leverage the work led by Arizona at Work, Achieve Pinal and other career initiatives
5	Promote Adult Workforce and Skill Development Programs	**X**				Attract potential post-secondary sites Determine the type of curriculum most in demand Engage with ASU, UA, NAU, CAC and other higher learning institutions to benefit new and existing businesses

6	Support the Eloy Airport as an International Skydiving Center and Future Aviation Employment Center	**X**				Support and participate in national and international skydiving competitions and other events at the airport that bring attention to the City of Eloy
7	Develop and Implement a Plan to Encourage and Enhance Eloy's Potential To Attract International Employees	**X**				Work with international trade organizations such as the Arizona Mexico Commission, the ACA, MAG the Arizona Hispanic Chamber of Commerce and other trade related organizations
8	Market and Encourage Vacant Land Purchases	**X**				Maintain site inventory of key vacant parcels with site attributes such as Opportunity-Zones, Foreign Trade Zones or other value added amenities Regularly communicate with site selectors and real estate brokerage houses about the benefits of an Eloy location
9	Attract a Full Service Hotel With Meeting, Conference and Food Services	**X**				Identify potential locations Conduct a market feasibility study Develop relationships with hotel developers and site selectors
10	Collaborate to Retain and Expand Existing Businesses				**X**	Establish and conduct industry roundtables

11	Create a Repository of Entrepreneurship Information and Programs		**X**			Investigate other federally-related Economic Development programs
12	Design and Adopt a Municipal Airport Specific Plan		**X**			Develop long-range plan for the ultimate development of the airport for aviation and aeronautical related industries or industries that rely on airport convenience and services
13	Prepare And Adopt An Airport Business Plan	**X**				Integrate the current airport utilization as a destination skydiving destination with the transformation to a multiple use facility and full service general aviation airport
14	Promote Eloy As A Location For Shooting Film And Video Production				**X**	Prepare for adoption of a commercial film ordinance to encourage and support filming in Eloy Create film site library Annually hold tour for ACA Film office and film site selectors Provide scouting assistance Act as liaison to government agencies to coordinate film industry's needs

4.11 COST OF DEVELOPMENT ACTIONS

Goals
1. Continue to implement infrastructure improvements in accordance with the City's Capital Improvement Plan. 2. Maintain a high credit and bond rating through astute and prudent financial practices. 3. Continue to administer fair and proportionate impact fees such that new development adequately mitigates its public infrastructure and facilities impacts. 4. Provide adequate facilities and services concurrent with future growth.

	Objectives	Timeframe				Actions
		Short Term (Year 1-3)	Mid-Term (Year 3-6)	Long Term (After Year 6)	On-Going	
1	Continue to administer and enforce the adopted Infrastructure Improvements Plan policy to assess needs and cost for infrastructure and services that will be required by new development.		X			Update the 2020 Infrastructure Improvements Plan, Utility Capacity Fees and Development Impact Fee Study
2	Maintain and promote adequate levels of public services and facilities.		X			Prepare and adopt a Public Facilities Master Plan
3	Identify, evaluate and consider implementing funding mechanisms to provide additional public facilities and services for the improvement of facilities and services to serve existing development.				X	Review and consider the application for appropriate local, regional, state and federal grants