



CITY OF ELOY

THE CITY OF ELOY
PLANNING & ZONING COMMISSION MEETING
Wednesday, September 21, 2022, 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. Public Appearances

Those wishing to **ADDRESS THE PLANNING & ZONING COMMISSION** may do so by signing in on a form provided by the Community Development Director, identifying the topic(s) or agenda item(s). **ACTION** taken as a result of public comment regarding non agenda items will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date. **SPEAKERS SHALL BE LIMITED TO THREE (3) MINUTES.**

VI. Motion to approve the August 17, 2022 meeting minutes of the Planning and Zoning Commission

A. Meeting Minutes

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

A. If necessary, Commission to pose any questions/discuss the two major general plan amendments submitted for Calendar Year 2022. (No action will be taken by the Commission at this time).

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

A. Conduct a public hearing on Case No.: RZPAD2021-006. A request by Petersen Arizona Land and Entitlement Fund (PALEF) which is proposing 618 additional and contiguous acres to their previously approved (December 2019) Planned Area Development (PAD) on the subject property. The property now totals 1,192 acres and all of the added acreage is requested to be rezoned the same (I-2, General Industrial with a Planned Area Development (PAD) Overlay) as the original rezoning request. The subject property is generally located

east of Sunland Gin Road, south of Frontier Street, north of Interstate 10 and west of Toltec Road. (Project Name: Interstate 10-8 Business Park).

- B. Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, denial or continuance of Case No.: RZPADA2021-006. (Project Name: Interstate 10 - 8 Business Park)
- C. Conduct a Public Hearing on Case No.: CUP2022-022: Application submitted by Charles Woolsey on behalf of Eloy Valley Energy Center, LLC in care of JD Rulien to request a Conditional Use Permit proposing to construct and operate a portion of the Eloy Valley Solar and Storage Project, a solar generating facility consisting of 320 acres within four privately owned parcels (Assessor's Parcel Numbers: 411-41-043, 411-41-044, 411-41-045 and 411-41-046, in a portion of Section 8, Township 9 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona) in the City of Eloy. The solar field in Eloy would be part of the larger Eloy Valley Solar Project, including eight privately owned parcels within unincorporated Pinal County, consisting of approximately 1,252 acres adjacent to, and to the south of, the requested CUP. (Project Name: Eloy Valley Solar and Storage Project)
- D. Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, denial or continuance of Case No.: CUP2022-022. (Project Name: Eloy Valley Solar and Storage Project)

IX. Informational Item:

- A. Presentation to brief Commissioners on a possible upcoming General Plan Amendment and Planned Area Development Amendment to the Esperanza Project located at the northeast corner of Main Street and Battaglia Road (no action)

X. Communications:

- A. Ex-Officio Member Announcements
- B. Community Development Director Announcements

XI. Motion to Adjourn

POSTED BY 5 PM ON MONDAY, SEPTEMBER 12, 2022 AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS COMMUNITY CENTER, TOLTEC COMMUNITY/SENIOR CENTER AND CITY WEBSITE: www.elayaz.gov



Mary Myers, MMC, 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.

