



**PUBLIC NOTICE
PLANNING & ZONING COMMISSION**

Meets

Thursday, June 20, 2024

6:00 PM

**ELOY CITY COUNCIL CHAMBERS
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 January 17, 2024 meeting minutes of the Planning and Zoning Commission

A. January 17, 2024, Regular meeting minutes.

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

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

- A. Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. GPA2024-001: Sawtooth Energy Center, an application for a Minor General Plan Amendment to change the land use designation from Medium Density Residential to Estate Residential on approximately 50.61 acres located approximately 1,325 feet west of the southwest corner of West Milligan Road and South Toltec Road in the City of Eloy, Pinal County, Arizona. Applicant Contact: The Rose Law Group, PC, c/o Court Rich.
- B. Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. RZPAD2024-001: Eloy Valley Specific Plan PAD - Sawtooth Energy Center, an

application for a Zoning Map Amendment to rezone approximately 50.61 acres of land from Single-family (R1-43) to Single-family (R1-43) PAD situated about 1,325 feet west of the southwest corner of West Milligan Road and South Toltec Road and to incorporate the property into the Eloy Valley Specific Area Plan Planned Area Development (PAD). In addition, the proposed Zoning Map Amendment is to permit a Solar, Utility Scale Generation, and Battery Energy Storage System Facility as an allowed use on the northern approximately 2,055 gross acres of the PAD located on an irregularity-shaped site located between W. Shay Road and W. Alsdorf Road, and S. Toltec Buttes Road and S. Curry Road, in the City of Eloy, Pinal County, Arizona. Applicant Contact: The Rose Law Group, PC, c/o Court Rich.

- C. Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. RZPAD2009-018.A1: Cooley Eloy 640 Planned Area Development – Shay Solar. The proposed Zoning Map Amendment is to modify the Cooley Eloy 640 Planned Area Development to permit Solar, Utility Scale Generation, and Battery Energy Storage System Facility as an allowed use on a site located between W. Shay Road and W. Phillips Road, and S. Tweedy Road and S. Eleven Mile Corner Road, in the City of Eloy, Pinal County, Arizona. Applicant Contact: The Rose Law Group, PC, c/o Court Rich.

IX. Informational Item:

- A. Information and discussion on the City Council initiated Zoning Text Amendment to incorporate requirements for walls and fences on residential lots.
- B. Planning and Zoning Commission members and Staff will give updates on relevant events and activities they have attended since the last meeting and any future events, activities, potential future agenda items. These items are for information only - no action will be taken.

X. Motion to Adjourn

POSTED BY JUNE 13, 2024 AT ELOY CITY HALL, ELOY POST OFFICE, AND CITY WEBSITE:
www.elayaz.gov

THE FACILITY WILL BE OPEN TO THE PUBLIC 30 MINUTES PRIOR TO THE START OF THE MEETING AND SEATING WILL BE AVAILABLE FOR “REASONABLY ANTICIPATED ATTENDANCE.”



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.