



AMENDED

PUBLIC NOTICE THE ELOY CITY COUNCIL

Meets

MONDAY, JULY 14, 2025

6:00 PM

ELOY CITY COUNCIL CHAMBERS

595 NORTH C STREET

ELOY, ARIZONA 85131

For a

REGULAR MEETING

AGENDA

I. Call to Order

II. Roll Call

III. Moment of Silence

IV. Pledge of Allegiance

V. Public Appearances

Those wishing to **ADDRESS THE CITY COUNCIL** may do so by signing in on a form provided by the City Clerk, 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.

A. Scheduled

1. Craig McFarland, president and CEO of Pinal Partnership, will provide an overview of the organization and its plans and programs.

B. Unscheduled

VI. Reports and Announcements

A. Mayor's Announcements

B. Council Members' Announcements

C. City Manager's Announcements

VII. Consent Agenda

ALL ITEMS LISTED WITH AN ASTERISK(*) ARE CONSIDERED TO BE ROUTINE MATTERS AND WILL BE ENACTED BY ONE MOTION AND ONE ROLL CALL VOTE OF THE COUNCIL. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCIL MEMBER SO REQUESTS, IN WHICH EVENT THE ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED IN ITS NORMAL SEQUENCE ON THE AGENDA.

*A. Approval of Minutes - April 14, 2025, and April 28,

Celine A. Kidwell

2025, Regular Minutes

- *B. Consider Adopting Resolution No. 25-1615
Approving Case No. CUP2025-003: VG Arizona Trailers. The owner's application is for a Conditional Use Permit to allow retail / general use on the property located at 1450 W Chambers Street, Eloy, AZ 85131. The property is zoned General Industrial (I-2). Dan Symer, AICP
- *C. Approval of a Final Plat for Park 8 - 10, Case No. FP2025-002. The proposed Final Plat request is for an approximately forty-eight (48) acre subdivision consisting of five (5) lots located approximately five hundred fifty (550) feet to the north of the northwest corner of Nelson Farm Road and South Sunland Gin Road. Project Name: Park 8 - 10. Dan Symer, AICP

VIII. Business: Possible Discussion and/or Action on the Following:

- A. Motion to Adopt Ordinance No. 25-988, levying upon the assessed valuation of the property within the City of Eloy, subject to taxation a certain sum upon each one hundred dollars (\$100) of valuation sufficient to raise the amount estimated to be required in the annual budget, less the amount estimated to be received from other sources of revenue; providing funds for various bond redemptions, for the purpose of paying interest upon bonded indebtedness and providing for funds for general municipal expenses; all for fiscal year ending the 30th day of June, 2026. Brian Wright
- B. Conduct a Public Hearing and Consider the Adoption of Ordinance No. 25-989 Approving the Annexation, Case No. A2025-001, of approximately 30.12 acres of land generally located east of the northwest corner of West Adams Rd and Guano Rd, including the abutting Guano Rd right-of-way into the corporate limits of Eloy. Dan Symer, AICP

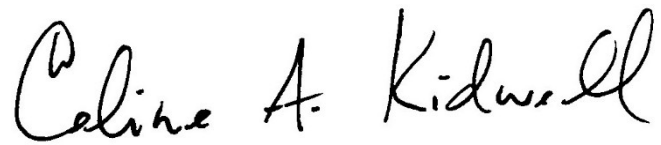
IX. Executive Session

Possible executive session for discussion/consultation for legal advice with the city attorney and/or city staff concerning any of the agenda items, pursuant to A.R.S. §38-431.03 (A) (3) and (4).

X. Adjournment

POSTED BY 5:00 P.M. FRIDAY, JULY 11, 2025, 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."

A handwritten signature in black ink that reads "Celine A. Kidwell". The signature is fluid and cursive, with the first name "Celine" and last name "Kidwell" clearly legible. A horizontal line is drawn underneath the signature.

Celine A. Kidwell, CMC, FCRM
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT MICHELLE HALL, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE COUNCIL AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.

**CITY OF ELOY
REQUEST FOR COUNCIL ACTION**

Agenda Item: V.A.

Date: 7/14/2025

Date submitted:
06/20/2025

Action: Other

Subject: Scheduled

Date requested:
7/14/2025

TO: Mayor and City Council

FROM:

RECOMMENDATION:

DISCUSSION:

FISCAL IMPACT:

Approved as to Form:



Stephen R. Cooper, City Attorney

**CITY OF ELOY
REQUEST FOR COUNCIL ACTION**

Agenda Item: V.A.1.

Date: 7/14/2025

Date submitted:
06/20/2025

Action: Other

Subject: Craig McFarland, president and CEO of Pinal Partnership, will provide an overview of the organization and its plans and programs.

Date requested:
7/14/2025

TO: Mayor and City Council

FROM:

RECOMMENDATION:

DISCUSSION:

Craig McFarland, President and CEO, will present current Partnership initiatives to the City Council and gather feedback to enhance communication and collaboration between the Partnership and member cities.

FISCAL IMPACT:

Approved as to Form:



Stephen R. Cooper, City Attorney



PINAL
PARTNERSHIP
Uniting the Vision for Pinal County

Municipal Update 2025



Pinal Partnership is a 501 c(6) Non-Profit Membership Organization

Currently we have:

27 Board of Directors made up of
business and community leaders

198 Members including municipalities in
Pinal County

Corporate
Partners



Mission

Our mission is to improve research, planning and coordination of private and public efforts related to infrastructure, natural resources and community development in Pinal County.

How do we accomplish the mission?

- First Friday monthly breakfast events to inform and communicate important issues
- 8 Committees that inform or develop actions to be considered by policymakers
- Emerging Leaders Initiative cultivating the next generation of Pinal County leadership



Pinal Partnership - Uniting the vision for Pinal County

Pinal County continues to be the fastest growing county in Arizona with some of the most exciting possibilities in the country. Nowhere else can you find the combination of new roads, new housing, innovative economic development and beautiful recreational open space.

Pinal Partnership formed in 2005 to bring together people who want the very best for Pinal County. Our members represent industry leaders throughout Pinal County including agriculture, home building, manufacturing, mining, renewable energy and tourism as well as state, county and city/town government leadership.

Get involved

www.PinalPartnership.com





Monthly breakfast events on timely topics

Recent and upcoming topics include:

- Mayor and City Manager Updates
- Water Management
- Legislative Update
- State of Energy
- State of Education & Workforce



Committees

- Economic Development
- Government Relations
- Transportation/Infrastructure
- Business and Education
- Water Resources
- Health and Human Services
- Open Space and Trails
- Renewable Energy



Projects

Past project involvement:

- Assisted Pinal County success in 2024 renewing the Transportation Maintenance Fund
- Partnered with Pinal County to help create Interactive maps
- Printing updated wall maps

Current projects include:

- Lobbying efforts to support key legislation for Pinal County
- 2nd Annual Oct 2025 Golf Tournament benefitting United Way
- Collaboration with ASU Decision Theatre on Regional Transportation Plan



Economic Outlook for Pinal County



- Pinal County projected to grow 32% this decade
- Six of the top fifteen cities in population growth are in Pinal County (San Tan Incorporation)
- Economy is more diversified with housing, high-tech manufacturing, green energy projects mixed in with traditional agriculture and mining industries
- Water, transportation, energy, education and workforce are key drivers for our economy



THANK YOU!
Craig McFarland
(520 251-0687



**CITY OF ELOY
REQUEST FOR COUNCIL ACTION**

Agenda Item: V.B.

Date: 7/14/2025

Date submitted:
06/20/2025

Action: Other

Subject: Unscheduled

Date requested:
7/14/2025

TO: Mayor and City Council

FROM:

RECOMMENDATION:

DISCUSSION:

FISCAL IMPACT:

Approved as to Form:



Stephen R. Cooper, City Attorney

**CITY OF ELOY
REQUEST FOR COUNCIL ACTION**

Agenda Item: **VII.A.**

Date: **7/14/2025**

Date submitted:
06/20/2025

Action: Formal

**Subject: Approval of Minutes - April
14, 2025, and April 28, 2025, Regular
Minutes**

Date requested:
7/14/2025

TO: Mayor and City Council

FROM:

RECOMMENDATION:

DISCUSSION:

FISCAL IMPACT:

Approved as to Form:



Stephen R. Cooper, City Attorney



**City of Eloy
Minutes
City Council Regular Meeting
Monday, April 14, 2025
City Council Chambers
595 North C Street
Eloy, Arizona 85131**

REGULAR MEETING AT OR AFTER 6:00 P.M.

I. Call to Order

Mayor Andrew Sutton called the regular meeting to order at 6:09 p.m. on Monday, April 14, 2025.

II. Roll Call

Present - 7

Andrew Sutton, Mayor
Michelle Tarango, Vice-Mayor
Sara Curtis, Councilmember
JoAnne Galindo, Councilmember
Jose Garcia, Councilmember
Dan Snyder, Councilmember
Michael Vodrazka, Councilmember

Staff

David Malewitz, City Manager
Stephen Cooper, City Attorney
Celine Kidwell, City Clerk
Mackenzie Letcher, Assistant City Manager

III. Moment of Silence

A moment of silence was observed at the request of Mayor Sutton.

IV. Pledge of Allegiance

Led by Councilmember Jose Garcia.

V. Public Appearances

There were no scheduled or unscheduled public appearances.

VI. Reports and Announcements

A. Council Members' Announcements

Council members provided updates, including their attendance at local events, commendations for city staff, and recognition of community programs and partnerships.

B. Mayor's Announcements

1. Proclamation - Telecommunicators Week

Mayor Sutton proudly proclaimed April 13–19, 2025, as National Public Safety Telecommunicators Week, taking the opportunity to honor the dedicated dispatchers at the Eloy Police Department. Vice Mayor Tarango formally read the proclamation, which recognized the invaluable service of dispatchers Tricia Wilcox (Lead), Katie Wonder, Chris Ford, Brittany Beauchamp, Sandie Edmunds, and Amanda Villescaz for their unwavering professionalism and commitment to the community. Lead Dispatcher Wilcox, along with Ms. Edmunds, Ms. Wonder, and Mr. Ford, were present to accept this well-deserved recognition on behalf of their team.

C. City Manager's Announcements

Updates included the Sunland Gin project, community events, and the upcoming career fair with Arizona@Work.

1. Presentation by the Eloy Police Department Regarding Operation Improvements to the Traffic Unit

Chief Banales and Corporals Strutton and Gordon presented on the reactivation and expansion of the Traffic Enforcement and Investigations Unit. The presentation covered:

- Traffic safety education initiatives
- Commercial vehicle enforcement plans
- Use of advanced reconstruction tools (laser scanners, drones)
- Participation in the Pinal County Vehicular Crimes Task Force

The Council commended the department's proactive measures and emphasized the need to reduce the city's accident rate. An education-first approach will precede enforcement efforts, with an official campaign rollout targeted for July 1, 2025.

VII. Consent Agenda

Items B and C were approved unanimously. Item A (Minutes) was pulled for clarification and later approved with amendments to reflect accurate discussion on contract participation.

A. Approval of Minutes - March 24, 2025 Regular Meeting – This item was pulled for discussion following the approval of Consent Agenda Items B. and C.

Discussion: Councilmember Snyder sought clarification on whether contract participants

were future customers of the waste management services. Staff confirmed that although five staff members worked on the contract, none were customers. The council voted to amend the minutes to reflect this detail.

Motion: Councilmember Snyder moved to **amend and approve** the March 24, 2025, Regular Minutes (Item A). Councilmember Vodraska seconded. **Motion passed 7-0.**

B. Consideration of the adoption of Resolution No. 25-1614 to approve the General Plan update Public Participation Plan (PPP).

C. Approval of a Professional Services Agreement with Lochner (formerly Armstrong Consultants, Inc.) for Design, Bid, and Construction Phase Services for the Eloy Municipal Airport Drainage Improvements Phase III project, in accordance with the FAA/ADOT FY2023–FY2028 Approved Airport Capital Improvement Plan, and as Approved in the Current Eloy Airport FY2024-2025 Capital Improvement Program for an Amount not to exceed \$215,360.

Motion: Councilmember Garcia moved to **approve** items B and C, as presented. Councilmember Vodraska seconded. **Motion passed 7-0.**

VIII. Business: Possible Discussion and/or Action on the Following:

A. Approval of a Final Plat for Eloy Commons, Case No. FP2025-001. The proposed Final Plat is a request to reconfigure twelve (12) existing parcels into three (3) lots containing approximately 170 acres and dedicate an additional right-of-way to the City of Eloy on the west side of South Sunshine Boulevard and on the south side of the property located at 1172 South Sunshine Boulevard (Blue Beacon).

Community Development Director Dan Symer presented a request for approval of a Final Plat to reconfigure 12 existing parcels into three lots totaling approximately 170 acres. The property, located at 1172 South Sunshine Boulevard (Blue Beacon), included dedication of additional right-of-way to the City. Mr. Symer explained that the request conforms with the City's General Plan and Zoning Ordinance and that the proposed subdivision would support future commercial development.

The applicant, Omar Cervantes, P.E. of XCL Engineering, represented Eloy 170, LLC. The plat includes Neighborhood Commercial (C-1), General Commercial (C-2), and Light Industrial (I-1) zones. Utility access points include East Milligan Road and South Sunshine Boulevard.

During discussion, Councilmember Snyder asked about the potential for truck access and safety in the area. Director Symer confirmed all ingress and egress points are compliant with city standards. Larry Fink, property owner, expressed support for the plat and thanked staff for their collaboration.

Motion: Councilmember Curtis moved to **approve** the Final Plat for Eloy Commons Case No. FP2025-001. The proposed Final Plat is a request to reconfigure twelve (12) existing parcels into three (3) lots containing approximately 170 acres and dedicate an additional right-of-way to the City of Eloy on the west side of South Sunshine Boulevard and on the south side of the property located at 1172 South

Sunshine Boulevard (Blue Beacon). Councilmember Garcia seconded. **Motion passed 7–0 by roll call vote.**

B. Consideration of Approval to Accept a Proposal from Ellison-Mills Construction, LLC under a Cooperative Purchasing Agreement with Pinal County for the Replacement of Five (5) Drainage Culverts in the North Toltec Area at a Cost Not to Exceed \$100,000 plus any Applicable Taxes and Authorizing the Mayor to Execute the Necessary Contract Agreements.

Public Works Director Matt Rencher presented a proposal to accept a bid from Ellison-Mills Construction, LLC, to replace five aging drainage culverts in the North Toltec area under a cooperative purchasing agreement with Pinal County. He noted that the existing culverts are at the end of their service life and inadequate for handling current stormwater flows, leading to road deterioration and localized flooding.

The proposal includes new culvert installations sized for future runoff demands. The project cost, not to exceed \$100,000 plus applicable taxes, will be funded through the Streets Capital Improvement Budget.

Councilmember Galindo inquired about the construction timeline. Director Rencher indicated construction could begin within 60 days of contract execution. Councilmembers expressed appreciation for prioritizing aging infrastructure.

Motion: Councilmember Snyder moved to **approve** the proposal from Ellison-Mills Construction, LLC under a Cooperative Purchasing Agreement with Pinal County for the Replacement of Five (5) Drainage Culverts in the North Toltec Area at a Cost Not to Exceed \$100,000 plus any Applicable Taxes and Authorizing the Mayor to Execute the Necessary Contract Agreements, as presented. Councilmember Galindo seconded. **Motion passed 7–0 by roll call vote.**

C. Discussion, Consideration, and Direction on Project Alternatives for the Houser Road Water Line Capital Improvement Project (CIP).

Public Works Director Matt Rencher presented an update on the long-delayed Houser Road Water Line project. The existing 3-inch PVC line services seven homes and lacks formal easements. Past attempts to replace the line were stalled by high construction estimates and property access issues.

Director Rencher presented a two-phase implementation strategy:

- **Phase 1:** Extend a new line to five of the seven homes using existing easements. Budget: \$450,000. Construction: July–November 2025.
- **Phase 2:** Connect the final two homes along Charleston Road with several design alternatives ranging from \$100,000 to \$319,000.

Council expressed concerns about:

- Pipe sizing (futureproofing vs. cost)
- Legal access (easement needs)
- Disruption to private property (especially under Option 4)

Residents Bob and Marlo Shuh provided comments, asking for better transparency and input during Phase 2 planning. They pledged to assist in obtaining neighbor easements for Phase 1.

The Council voted to proceed with Phase 1 and tabled Phase 2, pending additional community outreach and refinement of cost alternatives. A construction contract for Phase 1 will be brought forward for Council consideration at a future meeting for a formal vote.

Motion: Vice Mayor Tarango moved to **approve** Phase 1 of the water line extension project to serve five of the seven homes using existing easements, with a budget of \$450,000 and construction scheduled for July through November 2025, with the understanding that a construction contract will be brought forward for Council consideration and formal vote at a future meeting. Councilmember Curtis seconded. **Motion passed 7-0.**

Motion: Councilmember Snyder moved to **table** Phase 2 of the water line extension project, which would connect the final two homes along Charleston Road, pending additional community outreach and refinement of cost alternatives that currently range from \$100,000 to \$319,000. Vice Mayor Tarango seconded. **Motion was passed 7-0.**

D. Presentation by Brian Wright on the Proposed FY 2025-2026 Consolidated Rate and Fee Schedule for the City of Eloy, and seeking guidance on the proposed rates and fees. Presentation only

Finance Director Brian Wright presented the proposed consolidated schedule. Major changes included eliminating the passport execution fee, adjusting business license fees, and updating sanitation and utility rates. Sanitation rates reflect new contract pricing, with changes effective July 1, 2025; other changes take effect August 1, 2025.

Councilmembers requested clarification on fee justifications and formatting. No formal vote was taken.

E. Discussion among the Mayor and City Council Regarding Establishing a Standing Monthly Work Session to Be Scheduled on a Designated Day to Be Determined.

City Manager David Malewitz facilitated a discussion about holding standing monthly work sessions to address increasingly complex issues. Two options were initially offered, but the Council reached consensus to schedule sessions for the first Monday of each month at 6:00 p.m., as needed.

Councilmember Snyder supported predictable scheduling for deep discussions. Mayor Sutton emphasized flexibility. The sessions will comply with the Arizona Open Meeting Law and will not require formal votes or attendance records.

F. Appointment of a subcommittee for the review of applicants to fill a vacancy on the Parks, Recreation, and Library Advisory Board.

Parks, Recreation, and Library Advisory Board Community Services Director Paul Anchondo recommended the formation of a subcommittee to review two applicants for one vacant board seat: Robert Burton and Larry Ginn.

Councilmember Curtis nominated Vice-Mayor Tarango, Councilmember Galindo, and Councilmember Garcia to the subcommittee. Councilmember Vodrazka seconded.

Motion: Councilmember Curtis moved to **appoint** the Parks, Recreation, and Library Advisory Board subcommittee, consisting of Vice Mayor Tarango, Councilmember Galindo, and Councilmember Garcia. **The motion passed 7–0 by roll-call vote.**

IX. Executive Session

A. Performance evaluation including discussion and/or negotiation of salary and/or an employment contract of a public officer - City Magistrate, including legal advice (if requested by City Council) with City Attorney and possible contract negotiations, pursuant to A.R.S. §38-431.03 (A)(1), (3) and (4).

The Council entered executive session at 8:14 p.m. for legal consultation and a performance evaluation of the City Magistrate.

The Council reconvened to extend the Executive Session by an additional 45 minutes.

At 9:51 p.m., the Council resumed the regular session. No formal action was taken.

X. Adjournment

Mayor Sutton adjourned the meeting at 9:54 p.m. with the Council's unanimous consent.

BY:

Andrew Sutton, Mayor

ATTEST:

Celine A. Kidwell, City Clerk

APPROVED AS TO FORM:

Stephen R. Cooper, City Attorney



**City of Eloy
Minutes
City Council Regular Meeting
Monday, April 28, 2025
City Council Chambers
595 North C Street
Eloy, Arizona 85131**

I. Call to Order

Mayor Andrew Sutton called the meeting to order at 6:06 PM.

II. Roll Call

Present: Andrew Sutton, Mayor
Michelle McKinley-Tarango, Vice Mayor
Sara Curtis, Councilmember
JoAnne Galindo, Councilmember
Jose Garcia, Councilmember
Michael Vodrazka, Councilmember

Excused: Daniel Snyder, Councilmember

Staff: David Malewitz, City Manager
Stephen Cooper, City Attorney
Celine Kidwell, City Clerk
Mackenzie Letcher, Assistant City Manager

III. Moment of Silence

A moment of silence was observed at the Mayor's request.

IV. Pledge of Allegiance

Led by Mayor Sutton.

V. Public Appearances

A. Scheduled

There were no scheduled public appearances.

B. Unscheduled

- Mr. Syed Taha requested and was granted permission to speak for thirty seconds to one minute beyond the standard three-minute time limit.

Mr. Taha thanked the Council, congratulated Mayor Sutton, and welcomed the new City Clerk. Mr. Taha identified himself as a longtime resident of Eloy, a pastor, and a real estate developer. He described his family's community contributions, including cleaning public spaces, volunteering, and providing water and food to farm workers. Mr. Taha stated that he and his associates own approximately two square miles of land, extending from the current location to Arizona Avenue, south of Battaglia Road, with personal ownership of several parcels. Following his August 2024 opposition to a city solar farm, Mr. Taha received a court violation notice from Daniel Symer and Angel Madrid based on a citizen nuisance complaint. Officials accessed his property via county road and private dirt road to conduct an inspection and photograph the premises. Mr. Taha disputed the violations, acknowledging only one barbecue stove on the property while denying the presence of abandoned vehicles. He cited city code provisions and argued that his remote property location does not constitute a violation. Mr. Taha contested the classification as a vacant lot, describing his half-square-mile property as a working farm with a 100-year history, having previously functioned as a ranch and a federal facility. Mr. Taha reported facing five criminal charges. Dan Symer has filed a court request for property access to conduct cleanup. Mr. Taha submitted documentation of 200 other properties with similar violations, alleging selective enforcement. Mayor Sutton thanked Mr. Taha when his time expired.

- Mr. Talib Hussein identified himself as the eldest son and stated that his mother has never been to court in her life. He alleged that code enforcement filed five criminal charges, claiming they are being targeted. He stated he wanted to use his three minutes to protest so everyone knows what is happening in the city.

Mayor Sutton thanked Mr. Hussein for stepping up and called it a very brave and wonderful thing.

- Ms. Ann Howard identified herself as a downtown Eloy resident. She inquired about the new garbage cans that residents are supposed to receive, asking whether they would receive one or two cans, noting that they currently have two.

Mayor Sutton responded that information would be sent out with complete details about what residents will receive.

VI. Reports and Announcements

A. Mayor's Announcements

Mayor Sutton provided a report highlighting recent activities and engagements:

- Mayor Sutton recognized the recent restriping of Frontier Street and expressed appreciation for the efforts involved in improving safety and visibility along this corridor.
- Attended the Tri-Chamber Mixer, supporting regional partnerships and business collaboration.

- Participated in the public session for the Sunland Gin Road project, engaging with community members on this critical infrastructure improvement.
- Toured the local solar facility with Assistant City Manager Letcher, learning more about the city's renewable energy initiatives.
- Joined the community Easter celebration at Jones Park, commending the Parks and Recreation Department for a successful event.
- Initiated planning efforts for the 2026 Semiquincentennial, noting the importance of commemorating our nation's 250th anniversary.
- Visited Republic Plastics and attended the Arizona@Work Job Fair, which attracted more than 300 attendees, underscoring the city's commitment to workforce development and economic growth.

B. Council Members' Announcements

- Councilmember Garcia thanked staff for activating a new pedestrian crosswalk beacon.
- Other Councilmembers expressed appreciation for recent community events and the strong resident participation.

C. City Manager's Announcements

City Manager David Malewitz reported that the April 20th Community Cleanup was a success, thanks to support from the Eloy Fire District and student volunteers. He reminded the Council of the Summer Kickoff on May 23rd and requested nominations for the General Plan advisory interviews.

VII. Consent Agenda

Mayor Sutton asked if any Council Members wished to remove items from the Consent Agenda. No items were removed. Mayor Sutton noted a correction to Item C reflecting the accurate legal representative.

Motion: Councilmember Garcia moved to approve the Consent Agenda as corrected.

Second: Councilmember Curtis seconded.

Vote: Approved unanimously (6–0) by roll call vote.

A. Approval of Minutes - March 31, 2024, Work Session

B. Consideration of an Intergovernmental Agreement (IGA) between the City of Eloy and the City of Maricopa for the Transfer of a Used Law Enforcement Vehicle and Equipment

C. Consideration of an Intergovernmental Agreement (IGA) between the City of Eloy and the City of Winslow for the Transfer of Used Law Enforcement Vehicles and Equipment. *Mayor Sutton noted a correction to Item C reflecting the accurate legal representative.*

VIII. Business: Possible Discussion and/or Action on the Following:

A. Approval of a Final Plat for Pinal Hispanic Council, Case No. FP2024-005. The proposed Final Plat is a request to combine lots 13, 15, 16, 17, 18, and 19 in Block

43, Cotton City (Proper) subdivision into one (1) lot containing approximately 0.8446 acres, located at 106 E 4th Street, Eloy, AZ 85131 (Pinal Hispanic Council Tiny Home Project)

Community Development Director Dan Symer presented the staff report for Case No. FP2024-005, a request by Compass Affordable Housing (Maryann Beerling) on behalf of the Pinal Hispanic Council for final plat approval to combine six lots in Block 43 of the Cotton City (Proper) subdivision.

Community Development Director Symer explained that the proposal involves combining lots 13, 15, 16, 17, 18, and 19 into one consolidated lot with a total area of 0.8446 acres (36,793.862 square feet). The property is located at 106 E 4th Street, Eloy, AZ 85131, and is designated as High-Density Residential in the General Plan. The lot is zoned Multiple Family Residential (R-3) with a Downtown Core Overlay, allowing for 10-24 dwelling units per acre. Director Symer noted that vehicular access would be provided from East 4th Street, and that existing water and wastewater infrastructure is available to serve the development. He confirmed that the project conforms to all applicable provisions of the General Plan and Zoning Ordinance, with no fiscal impact anticipated to the City.

Staff recommended approval of the final plat.

There was no public comment.

Motion: Councilmember Garcia moved to **approve** the Final Plat for Pinal Hispanic Council, Case No. FP2024-005. The proposed Final Plat is a request to combine lots 13, 15, 16, 17, 18, and 19 in Block 43, Cotton City (Proper) subdivision into one (1) lot containing approximately 0.8446 acres, located at 106 E 4th Street, Eloy, AZ 85131 (Pinal Hispanic Council Tiny Home Project), as presented.

Second: Councilmember Galindo seconded the motion

Vote: Motion carried unanimously (6–0) by roll call vote.

B. Discussion and possible policy direction regarding the Utility Rate Study and the selection of the preferred funding scenario and initiation of the Notice of Intent Process.

Finance Director Wright presented the utility rate study update following the recent Council workshop. He explained that the City had contracted with Willdan to update the utility rate study and long-term financial plan for Eloy's Water and Wastewater services, as approved by Council on September 23, 2024. Director Wright noted that the current five-year water and wastewater rate plan was adopted on April 11, 2022, through Resolutions 22-1528 and 22-1529, with scheduled annual rate increases through November 1, 2026.

Director Wright explained that since the plan's inception, significant increases in operational costs, including labor, materials, and capital expenditures, had altered the financial outlook for both utility systems. He emphasized that capital improvements remain a high priority for both Council and staff, particularly given the anticipated infrastructure expansion outlined in the 2024 Water and Wastewater Master Plan.

Director Wright detailed that Willdan had compared Eloy's rates to those of neighboring communities, calculated revenue needs for both current and future operations, updated

the financial model using current budget data and trends, and created several rate plan options for Council consideration. He outlined four funding scenarios based on updated financial needs, all accounting for a 3% yearly increase in operating expenses, annual salary increases of 5%, health benefit increases of 5-7%, and rising costs for chemicals, utilities, and fuel.

The four scenarios presented were: Scenario I with no new debt maintaining the current \$13 million debt cap; Scenario II adding \$10 million in new debt for a total of \$23 million; Scenario III adding \$20 million in new debt for a total of \$33 million; and Scenario IV adding \$50 million in new debt for a total of \$63 million. Wright noted that each scenario would require a new resolution to support rate adjustments.

Staff recommended Scenario II, which would expand the debt obligation by an additional \$10 million from the current budgeted \$13 million for capital infrastructure, allowing only one more year of an 11%-13% increase to the rate study. Director Wright explained that should the Council direct staff to proceed with any funding scenario other than Scenario I, staff would initiate the process by preparing necessary documentation, including adopting a Notice of Intention to adjust rates and scheduling a public hearing, as required by Arizona Revised Statutes § 9-511.01.

There was no public comment.

Following discussion and consideration of the four funding scenarios presented, the Council agreed with the staff recommendation to approve Scenario II, which would expand the debt obligation by an additional \$10 million from the current budgeted \$13 million for capital infrastructure, allowing for only one more year of an 11%-13% increase to the rate study.

By consensus, the Council provided policy direction to staff to proceed with Scenario II and initiate the Notice of Intent process as required by Arizona Revised Statutes.

C. Approval of a Professional Services Agreement with MidAtlantic Solid Waste Consultants to Conduct a Comprehensive Landfill Evaluation for an Amount Not to Exceed \$60,000

Assistant City Manager Mackenzie Letcher presented the recommendation to approve a professional services agreement with MidAtlantic Solid Waste Consultants to conduct a comprehensive landfill evaluation at a cost not to exceed \$60,000. He explained that the City of Eloy owns and operates a Class I landfill that has been in continuous operation for approximately 80 years and has experienced a significant increase in waste volume, from 6,192 tons in 2021 to 17,650 tons in the first three quarters of 2024.

Assistant City Manager Letcher noted that while previous estimates projected a remaining landfill life of 30 years based on historical disposal rates, the recent acceleration in waste acceptance has raised serious concerns about long-term capacity, financial sustainability, and cost recovery. He emphasized that current tipping fee revenues are not sufficient to fully fund the landfill's operational, closure, and post-closure obligations, resulting in the City's General Fund continuing to subsidize landfill operations.

He provided background on previous efforts, explaining that in 2019, Alta Engineering conducted an initial study evaluating four potential options.

There was no public comment.

Following discussion and consideration of the Professional Services Agreement with MidAtlantic Solid Waste Consultants to conduct a comprehensive landfill evaluation for an amount not to exceed \$60,000, the Council proceeded with the motion.

Motion: Councilmember Curtis moved to **approve** the Professional Services Agreement with MidAtlantic Solid Waste Consultants to conduct a comprehensive landfill evaluation for an amount not to exceed \$60,000, to be funded from the Sanitation Revenue Fund.

Second: Councilmember Galindo seconded the motion.

Vote: Motion carried unanimously (6–0) by roll call vote.

D. Consideration of Approval to Commit to a Local Match of 5.7% for a Transportation Alternatives Program Grant for the Battaglia Road Sidewalk Project for an Amount Not to Exceed \$75,000 if Grant Funding is Awarded

Public Works Director Matt Rencher presented the recommendation for the Council to approve the commitment to provide a 5.7% local match for the Battaglia Road Sidewalk project if grant funding is awarded. He explained that City staff have identified the need to construct a sidewalk along Battaglia Road, one of Eloy's primary corridors for both transportation and pedestrian activity. The proposed sidewalk will serve as a critical connection between the new Circle K, Trekell Park, several residential neighborhoods, Downtown Eloy, and multiple local schools.

Director Rencher noted that to support this initiative, staff have to partner with the Arizona Department of Transportation (ADOT) and the Sun Corridor Metropolitan Planning Organization (SCMPO) to pursue grant funding through the Transportation Alternatives (TA) Program. The project scope includes designing and constructing a sidewalk along the South section of Battaglia Road, extending from Eleven Mile Corner Road to Sunshine Boulevard.

He reported that in December 2023, the City was awarded a \$300,000 TA grant to fund a Scoping Study, which encompasses the initial design phase. Staff now plans to apply for an additional TA grant to complete the remaining design work and fund the construction phase. As part of the TA Program requirements, the City is required to provide a 5.7% cash match for the grant.

Director Rencher explained that preliminary cost estimates for the project place total construction expenses slightly above \$1.3 million, resulting in a required local match of approximately \$75,000. He noted that the next TA Program grant application deadline is Monday, May 5, 2025, and a key requirement for submission is a letter of commitment confirming the City's intent to provide the 5.7% local match. If awarded the next phase of funding, staff will explore opportunities to collaborate with potential funding partners, such as local school districts and the Eloy Chamber of Commerce, to help offset the City's share of the matching funds.

The fiscal impact of this project will be a 5.7% local match, in an amount estimated not to exceed \$75,000, to be paid from the Streets fund.

There was no public comment.

Following discussion of the Transportation Alternatives Program Grant opportunity, the Council was in consensus to pursue the grant funding and agreed to provide the required 5.7% local match of approximately \$75,000 for the Battaglia Road Sidewalk project.

By consensus, the Council directed staff to proceed with the grant application and commit to providing the 5.7% local match if grant funding is awarded.

IX. Executive Session

A. Performance evaluation including discussion and/or negotiation of salary and/or an employment contract of a public officer - City Attorney (Cooper & Rueter LLP), and possible contract negotiations, pursuant to A.R.S. §38-431.03 (A)(1), (3) and (4).

Mayor Sutton announced that the Council would enter Executive Session for the following purpose:

Performance evaluation including discussion and/or negotiation of salary and/or an employment contract of a public officer - City Attorney (Cooper & Rueter LLP), and possible contract negotiations, pursuant to A.R.S. §38-431.03 (A)(1), (3) and (4).

The Council entered Executive Session at 7:01 p.m. and reconvened into regular session at 8:50 p.m. The Council entered a second Executive Session at 8:51 p.m.

The Council reconvened into regular session at 9:31 p.m. Upon returning to regular session, the Council took the following action:

Motion: Councilmember Vodrazka moved to **retain** Cooper & Rueter LLP for six months, with a performance review scheduled within thirty days.

Second: Councilmember Curtis seconded the motion.

Vote: Motion carried unanimously (6–0) by roll call vote.

VIII. Adjournment

There being no further business, Mayor Sutton adjourned the meeting at 9:32 p.m.

BY:

Andrew Sutton, Mayor

ATTEST:

Celine A. Kidwell, City Clerk

APPROVED AS TO FORM:

Stephen R. Cooper, City Attorney

CITY OF ELOY

REQUEST FOR COUNCIL ACTION

Agenda Item: **VII.B.**

Date: **7/14/2025**

Date submitted:
07/01/2025

Action: Other

Subject: Consider Adopting Resolution No. 25-1615 Approving Case No. CUP2025-003: VG Arizona Trailers. The owner's application is for a Conditional Use Permit to allow retail / general use on the property located at 1450 W Chambers Street, Eloy, AZ 85131. The property is zoned General Industrial (I-2).

Date requested:
7/14/2025

TO: Mayor and City Council

FROM: Dan Symer, Community Development Director

RECOMMENDATION:

The staff recommends that the City Council find that the Conditional Use Permit Criteria have been met and adopt Resolution No. 25-1615 approving the Conditional Use Case No. CUP2025-003: Arizona Trailers in accordance with the attached Conditions of Approval.

DISCUSSION:

Request:

The applicant, Alight Engineering, PLLC, c/o Patrick Akin, on behalf of Sagebrush Holdings, LLC, has applied for a Conditional Use Permit (CUP) to allow retail/general use on the property located at 1450 W Chambers Street. The property contains approximately 4.62 acres of site zoned General Industrial (I-2). VG Arizona Trailer is a trailer manufacturer currently operating on the property with a Temporary Use Permit. The owner plans to submit construction documents to develop an office and manufacturing building that will also include an area for online and in-person sales.

Context

Industrial users primarily surround the site. The General Plan land use map designations adjacent to the site are General Industrial, and the surrounding properties are zoned General Industrial (I-2). A chemical plant, Euclid Chemical Co, adjacent (northeast), a manufacturing and storage yard, Stella-Jones Inc, adjacent (east), a manufacturing and industrial warehouse, San Juan Fiberglass Pools, across the street (west), and Sonoran Pipe, across the street (south).

Conditional Use Permit Criteria

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly allowed after the Planning and Zoning

Commission has made a recommendation and City Council has found as follows (Staff's analysis of the consideration is included in bold italic text, and the applicant's analysis is included in their narrative, attached):

A. The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or the public in general;

- ***The proposed retail/general use is not anticipated to be detrimental to the a health, safety, or general welfare to persons living or working in the vicinity, or adjacent to the facility. The in-store retail sales finalized or conducted as part of the proposed use will be conducted within the building, and the outdoor display will occur within the fence enclosure bordering the property.***

B. The proposed use conforms with the purposes, intent, and policies of the adopted Eloy General Plan and its policies and any applicable area, neighborhood, or other plan officially adopted by the City Council;

- ***The City's General Plan identifies the property as General Industrial (I-2), which is, "The most intense industrial employment uses, [and] generally consist[s] of wholesale and storage warehouses, external storage yards, fabrication, manufacturing, processing, repairing, and packaging goods. Furthermore, the property is zoned General Industrial, which conforms with the General Plan's land use designation. The proposed VG Arizona Trailer use is manufacturing, light, with accessory office and retail/general uses, repair, and outdoor storage. The proposed retail/general use is allowed in the General Industrial (I-2_ district with the approval of a Conditional Use Permit. The approval of the Conditional Use Permit for the retail/general use will contribute to promoting the goals of the General Plan by providing a range of employment and supportive land uses that encourage and promote maintaining a sustainable community (GP Goal 3.1.1.1). Furthermore, the proposed Conditional Use Permit promotes "commercial, employment, and industrial development in the identified Growth Area nodes." (Goal 3.3.1.2.)***

C. The proposed use conforms with the conditions, requirements, or standards prescribed by this chapter and any other applicable local, State, or Federal requirements; and

- ***The proposed retail/general use in conjunction with the manufacturing, light is required to be developed and operated as set forth by the Eloy Code, and the Conditional of Approval, and any other applicable requirements.***

D. The proposed conditional use shall conform to the character of the neighborhood, within the same zoning district in which it is located. In making such a determination, considerations shall include the location, type, and height of the buildings or structures and the type and extent of landscaping and screening on the site.

- ***The proposed development is consistent with the General Industrial land use it provides areas for fabrication, manufacturing, and processing uses that are appropriately screened and landscaped. The proposed conditional use, retail/general use will be an accessory to the primary light manufacturing use; and, it is anticipated to be consistent with the neighborhood character. All sales will be conducted within the building, and outdoor displays will occur within the fence enclosure bordering the property.***

E. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

- ***With the development of the proposed VG Arizona Trailers water and sewer are all located on West Chambers Street. With the construction of the development, all necessary utility lines, connections, onsite retention and fire protection requirements will be constructed. Also, the property will be required to obtain the Pinal County Flood Plain Use permit approval. The abutting streets exist and are improved to Eloy standards; access to the site will be from West Chambers Street and North Davidson Boulevard. Driveway access to the site will be constructed with the development of the property.***

F. Adequate measures shall provide ingress and egress so designed as to minimize traffic hazards and traffic congestion on the public roads.

- ***The proposed site will be accessed from West Chambers Street and North Davidson Street. With the development of the property, the property owner will construct the necessary access and driveway improvements. The proposed manufacturing, light, and conditional use retail/general use is not anticipated to negatively impact traffic congestion or cause traffic hazards.***

G. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

- ***The proposed retail/general use will be conducted within the building, and it is not anticipated to generate offensive vibration, noise, odor, dust, smoke, or gas.***

H. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminishes or impair the property values within the neighborhood.

- ***The proposed retail/general use will be conducted within the building, and it is not anticipated to be injurious to the use and enjoyment of the property in the immediate vicinity, nor is it anticipated to substantially diminish or impair the property values within the neighborhood.***

I. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

- ***The proposed retail/general use will be conducted within the building, and the outdoor display area will occur within the fence enclosure bordering the property. The surrounding uses are manufacturing, light uses, and the proposed use is not anticipated to negatively impact or impede the orderly development of the surrounding properties or uses permitted within the General Industrial (I-2) zoning district.***

Planning and Zoning Commission Meeting

On June 18, 2025, the Planning and Zoning Commission held a public hearing on the above-referenced application. The Commission voted 6-0 to recommend approval of this application.

FISCAL IMPACT:

There is no anticipated fiscal impact of the proposed Conditional Use Permit.

Approved as to Form:



Stephen R. Cooper, City Attorney



Conditional Use Permit - Case No: CUP2025-003
Arizona Trailers



Legend



Subject Property



Parcels within 300'



ALIGHT ENGINEERING PLLC APPLICATION NARRATIVE

Arizona Trailers

PJ# 23045

Applicant: Arizona Trailers LLC Per Agent Alight Engineering PLLC.
8339 N. Oracle Rd. Ste. 110
Oro Valley, AZ 85704

Owner: Sagebrush Holdings LLC
PO Box 1567
Evergreen, CO 80437

Representative: Alight Engineering PLLC.
8339 N. Oracle Rd. Ste. 110, Oro Valley, AZ 85704
Patrick Akin
p.akin@alighteng.com
(520) 460-4151

Case No.: CUP2025-003

Project No.: 23045 VG Arizona Trailers

Location: 1450 W Chambers Street, Eloy, AZ 85131

APN: 40802009B

GPS Coordinates: Latitude = 32°45'32.8"N
Longitude = 111°34'31.0"W

Project Description

Arizona Trailers LLC requests the review and approval of a Conditional Use Permit (CUP) to allow Retail, general at their property at 1450 W Chambers St., Eloy, AZ 85131. The proposal consists of retail use, general, for sales conducted both in-store and online. Note that the request for a CUP is preceded by the Site Plan Application, Record: SP2024-001, with the following project description. The owners will be installing a new 40'-0" X 80'-0" (3,200 SF) prefabricated metal building to be used for Light Manufacturing use. Accessory office, related business operations, retail sales to support the manufacturing, assembly and repair of the trailers will occur in the building. Furthermore, outdoor storage and display of the trailers will occur on the property. Site improvements will consist of an on-site retention pond, streetscaping, paving portions of the access roadways, and laying a road base for dust control. The improvements will also accommodate site access, landscaping, screen walls, fencing, and employee and customer parking for vehicles. All proposed construction will be within an existing chain link fence enclosure boarding the 4.62-acre parcel. Power, water, sewer, and telco are all located on W Chambers St or N Davidson St, approximately 200'-0" from the proposed building location. Arizona Trailers LLC is proposing all necessary utility lines and connections run to the site underground within utility easements. The site will be accessed from the public right-of-way off W Chambers St and loop to N Davidson St using the existing driveway access to the parcel.

Currently, the subject site contains approximately 4.62 acres. Aside from sparsely scattered weeds, there is no landscaping or vegetation on the lot. There is an existing storm drain to the southwest corner of the lot at the W Chambers Street and N Davidson Street intersections. Power, water, sewer, and telco are located on W Chambers St or N Davidson St, approximately 200'-0" from the proposed location. Industrial zoned uses directly border the subject site to the north, south, east, and west; a 5,400 square foot chemical plant, Euclid Chemical Co, adjacent (northeast), a 3,200 square foot manufacturing and storage yard, Stella-Jones Inc, adjacent (east), a 30,00 square foot manufacturing and industrial warehouse, San Juan Fiberglass Pools, across the street (west), and undeveloped land across the street (south). The proposed project will not restrict access to the surrounding businesses or alter the current public right-of-way.

The General Plan and Zoning Information

The City's General Plan designation for the property is General Industrial, which is "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. Conforming with the General Plan designation for the property, the site is zoned General Industrial (I-2). The proposed project is consistent with the intent and purpose of this zone, as set forth in Table 2.5-1, "Table Of Allowed Uses For Business, Industrial And Public Facility Districts," and is considered a Manufacturing, light primary use. In order to allow Retail, general sales directly to customers in person and to display merchandise on the property, the Zoning Ordinance requires approval of a Conditional use in the General Industrial (I-2) zoning district set forth by the City of Eloy. Development standards, requirements, and guidelines include a minimum lot width of 100'-0", front setback of 30'-0", rear setback of 20'-0", side setbacks of 20'-0", a maximum building height of 55'-0", and lot coverage not exceeding 60%; all of which are satisfied under the proposal. Architectural finishes will include deep earth tone corrugated metal siding with natural colored faux stone wainscoting; all finishes to be consistent with 21-2-5.5: INDUSTRIAL DEVELOPMENT REQUIREMENTS AND GUIDELINES of the City of Eloy Code of Ordinances.

The Applicant and Objective

Arizona Trailers LLC an authorized dealer of Iron Bull, Load Trail, Pace American, and Rock Solid Cargo product lines by their respective manufacturers to provide sales and services in this region. Arizona Trailers LLC will be using the property for Light Manufacturing with accessory office and related business operations, and outdoor storage to support the manufacturing, assembly and repair, and outdoor storage of the trailers. The proposed Conditional Use Permit for Retail, general is necessary to allow the on-site sales and display of the trailers. Both the light manufacturing and retail uses are necessary to fulfill Arizona Trailers' commitments to its product line agencies and customers.

Arizona Trailers LLC will operate this facility in full compliance with the regulations and licensing requirements of the City of Eloy, Pinal County, and the State of Arizona as governed by applicable laws.

Maintenance Plan

Arizona Trailers LLC uses a combination of remote monitoring and on-site activity to maintain its facilities. Remote monitoring is continuously operational twenty-four hours a day, seven days a week, and three hundred sixty-five days a year. It monitors the proper function of the facility as well as various silent alarms. In addition to the off-site monitoring, the facility is staffed during business hours. When a problem is found or maintenance is required, staff schedules the work appropriately in compliance with conditions of approval regarding maintenance, timing, and scope.

Alternative Site Analysis

Arizona Trailers LLC conducted a thorough search in efforts to contact and investigate all alternative site locations that would fulfill customer demand. In this instance, the geographic location of Eloy, between Phoenix and Tucson, provided convincing, coupled with the availability of a 4.62-acre undeveloped lot within the Business and Industrial District made the subject property the best choice. The subject property is owned by Sagebrush Holdings LCC and was purchased to develop a permanent facility for Arizona Trailers LLC to establish a Light Manufacturing with accessory office and related business operations, and outdoor storage to support the manufacturing, assembly and repair, and outdoor storage of the trailers.

Required Findings

- A. The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;**

Response: *The proposed Retail, general use does not pose health, safety, or general welfare concerns to persons living or working in the vicinity or adjacent to the facility. The in-store and online retail sales finalized or conducted as part of the proposed use will be conducted within the building, and outdoor display will occur within the fence enclosure boarding the property.*

- B. The proposed use conforms with the purposes, intent, and policies of the adopted Eloy General Plan and its policies and any applicable area, neighborhood, or other plan officially adopted by the City Council;**

Response: *The City's General Plan identifies the property as General Industrial, which is "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. Furthermore, the property is zoned General Industrial, which in conformance with the General Plan's land use designation for the property. The Arizona Trails use Manufacturing, light with accessory office uses directly related to the manufacturing, assembly and repair, and outdoor storage of the trailers. The proposed conditional uses of Retail, general is an allowed Conditional Use in the General Industrial (I-2) Zoning District.*

The proposed use is in conformance with the following goals of the General Plan :

3.1.1.1 "Provide a range of residential, employment and supportive land uses to encourage and maintain a sustainable community"

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

The proposed Retail, general use in conjunction with the Manufacturing Light, achieves the above reference General Plan goals by furthering economic development through job creation and increased tax revenue, promoting diverse land use and multipurpose development by providing a mix of retail and light manufacturing activities, both of which foster a sustainable/growing community.

- C. The proposed use conforms with the conditions, requirements, or standards prescribed by this chapter and any other applicable local, State, or Federal requirements and**

Response: *The proposed use, installation, and operation of the Retail, general use in conjunction with the Manufacturing, light will be developed and operated as set forth by the City of Eloy Municipal Code and any other applicable local, State, or Federal requirements.*

- D. The proposed conditional use shall conform to the neighborhood's character within the same zoning district in which it is located. In making such a determination, consideration shall include the location, type, and height of the buildings or structures and the type and extent of landscaping and screening on the site.**

Response: *The proposed development is consistent with the General Industrial neighborhood character as it provides areas for fabrication, manufacturing, and processing uses are appropriately screened and landscaped. The proposed conditional use, Retail, general is a necessary to support the primary Light Manufacturing use and consistent with the neighborhood character as all sales will be conducted within the building, and outdoor display will occur within the fence enclosure boarding the property.*

Development standards, requirements, and guidelines include a minimum lot width of 100'-0", front setback of 30'-0", rear setback of 20'-0", side setbacks of 20'-0", a maximum building height of 55'-0", and lot coverage not exceeding 60%; all of which are satisfied under the proposal. Architectural finishes will include deep earth tone corrugated metal siding with natural colored faux stone wainscoting; all finishes to be consistent with 21-2-5.5: INDUSTRIAL DEVELOPMENT REQUIREMENTS AND GUIDELINES of the City of Eloy Code of Ordinances.

- E. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.**

Response: *Power, water, sewer, and telco are all located on W Chambers St or N Davidson St, approximately 200'-0" from the proposed building location. Arizona Trailers LLC is proposing all necessary utility lines and connections run to the site underground within a proposed 8'- 0" utility easement. Further, a (N) 3500 cft retention pond will be constructed as part of the Site Plan Application and the Pinal County Flood Plain Use*

approval: SP2024-001 & FUP2401-001. The abutting streets exists and are improved to Eloy standards, access to the site will be from W Chambers St and N Davidson Blvd.

F. Adequate measures shall provide ingress and egress designed to minimize traffic hazards and traffic congestion on public roads.

Response: *The site will be accessed from the public right-of-way off W Chambers Street and loop to N Davidson Street using the existing driveway access to the parcel. Improvement analysis of the impact on existing infrastructure is not required as the proposal is a small development of <500 peak-hour trips.*

G. The proposed use shall not be noxious or offensive because of vibration, noise, odor, dust, smoke, or gas.

Response: *The proposed Retail, general conditional use will be conducted within the building area. No vibration, noise, odor, dust smoke, or gas are anticipated from the proposed Retail, general conditional use. Other site improvements, proposed by the preceding Site Plan Application, Record: SP2024-001, will include paving portions of the access roadways and laying road base material for dust control on unpaved display and storage areas. The proposed development, as a whole, will be within an existing chain link fence enclosure boarding the 4.62-acre parcel, including screening walls and landscape as dictated by the Site Plan Application approval.*

H. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair the property values within the neighborhood.

Response: *The proposed Retail, general use will not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair the property values within the neighborhood. The in-store and online retail sales finalized or conducted as part of the proposed use will be conducted within the building, and outdoor display will occur within the fence enclosure boarding the property.*

I. Establishing the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Response: *Establishing the proposed Retail, general use will not impede the orderly development and improvement of surrounding property or uses permitted within the zoning district. The City's General Plan and Code of Ordinances identifies industrial zones as locations where fabrication, light manufacturing, and processing uses are to be located. The added retail will be conducted within the building, and outdoor display will occur within the fence enclosure boarding the property. Furthermore, the proposed development serves to attract residents and businesses to the area by improving the landscaping and development on the privately held parcel and contributing to the public space by adding a street light at the intersection of W Chambers Street and N Davidson Street.*



ALIGHT ENGINEERING PLLC CITIZEN REVIEW PLAN & REPORT

Arizona Trailers

PJ# 23045

Applicant: Arizona Trailers LLC Per Agent Alight Engineering PLLC.
8339 N. Oracle Rd. Ste. 110
Oro Valley, AZ 85704

Owner: Sagebrush Holdings LLC
PO Box 1567
Evergreen, CO 80437

Representative: Alight Engineering PLLC.
8339 N. Oracle Rd. Ste. 110, Oro Valley, AZ 85704
Patrick Akin
p.akin@alighteng.com
(520) 460-4151

Case No.: CUP2025-003

Project No.: 23045 VG Arizona Trailers

Location: 1450 W Chambers Street, Eloy, AZ 85131

APN: 40802009B

GPS Coordinates: Latitude = 32°45'32.8"N
Longitude = 111°34'31.0"W

NOTE: This report will be continually updated and resubmitted for review as efforts commence.

The following document outlines the Citizen Review Plan and notification efforts for Arizona Trailers LLC's request of a Conditional Use Permit (CUP) to allow Retail, general at their property at 1450 W Chambers St., Eloy, AZ 85131. The proposal consists of retail use, general, for sales conducted both in-store and online. Note that the request for a CUP is preceded by the Site Plan Application Approval, Record: SP2024-001, with the following project description. The owners will be installing a new 40'-0" X 80'-0" (3,200 SF) prefabricated metal building to be used for Light Manufacturing use. Accessory office, related business operations, retail sales to support the manufacturing, assembly and repair of the trailers will occur in the building. Furthermore, outdoor storage and display of the trailers will occur on the property. Site improvements will consist of an on-site retention pond, streetscaping, paving portions of the access roadways, and laying a road base for dust control. The improvements will also accommodate site access, landscaping, screen walls, fencing, and employee and customer parking for vehicles. All proposed construction will be within an existing chain link fence enclosure boarding the 4.62-acre parcel. Power, water, sewer, and telco are all located on W Chambers St or N Davidson St, approximately 200'-0" from the proposed building location. Arizona Trailers LLC is proposing all necessary utility lines and connections run to the site underground within utility easements. The site will be accessed from the public right-of-way off W Chambers St and loop to N Davidson St using the existing driveway access to the parcel.

Notification Area Map

The 300-foot area map within which all property owners will be notified of the project requests is attached hereto as Exhibit A.

Contacted Parties

A completed mailing list of all property owners contacted through ongoing outreach efforts is attached hereto as Exhibit B. Property ownership is determined based on current records obtained from City of Eloy Land Ownership Web Map GIS data.

Contact Dates and Methods

Letters notifying all property owners within 300-feet of the project boundary were mailed via U.S. Postal Service Certified Mail on May 13, 2025. The letters included all necessary details related to the application, as well as an invitation to join the Development Team at an Open House meeting hosted in the Community Room of Eloy City Hall (595 N. C Street, Suite 104, Eloy, AZ 85131) on Wednesday, May 28, 2025 between 5:00PM – 7:00PM. A copy of the notification letter and U.S. Postal Service certified mail receipts are attached hereto as Exhibit C as evidence of compliance with mailing & notification requirements.

Site Posting

Two (2) signs with project details and contact information were posted on the property perpendicular to roadways W Chambers St. & N Davidson Blvd. on May 13, 2025. The signs include all dates, times, and locations related to the Neighborhood Meeting, Planning and Zoning Commission, and City Council.

A mock-up of the sign posting language, site location map, affidavit of Sign Postings, and photos of Sign Postings are attached as evidence of the postings are attached hereto as Exhibit D.

Open House Community Meeting

An open house community meeting was held, in-person, on Wednesday, May 28, 2025 between 5:00PM – 7:00PM in the Community Room of the Eloy City Hall located at 595 N. C Street, Suite 104, Eloy, AZ 85131. The general public was invited to come and learn more about the proposed request and provide any comments or recommendations for improvements to the Project's scope or design/development, etc. The applicant and their representatives, the Development Team, were available for the entire meeting.

The Community Room was accessible to the public through a main entrance leading outside. A comment table was positioned at the entrance, with a member of the Development Team stationed to welcome visitors. The meeting space was well-lit, with signs placed around the entrance, including the parking areas and pathways leading to the space. The Development Team members present for hosting the meeting consisted of applicant Chole Smith of Arizona Trailers LLC and representative Patrick Akin of Alight Engineering PLLC.

Two (2) neighboring property owners, Nathaniel Smith & Jerry Gonzales, attended the meeting. An additional property owner, Jason Neppi, communicated with project representative Patrick Akin via text prior to the meeting. A sign in sheet and text messages are attached hereto as Exhibit E.

Following a description of the project scope and discussion of the project there are no known concerns about the requested CUP. And project representative shared the dates, times, and locations of the Planning and Zoning

Commission and City Council meetings.

Ongoing Communication with Neighbors

The Development Team will continue to work to ensure all issues and concerns brought to their attention by neighbors are addressed. If meeting attendees request updates about the project and would like to be notified of any significant changes or amendments to the development after the meeting, the Applicant Team will send individual emails to those attendees with updates throughout the process.

Copies of any public comments and feedback, and all email correspondence with neighbors will be submitted with the updated Citizen Review Plan a minimum of 15 days before the Planning and Zoning Commission Hearing.

EXHIBIT A: AREA MAP

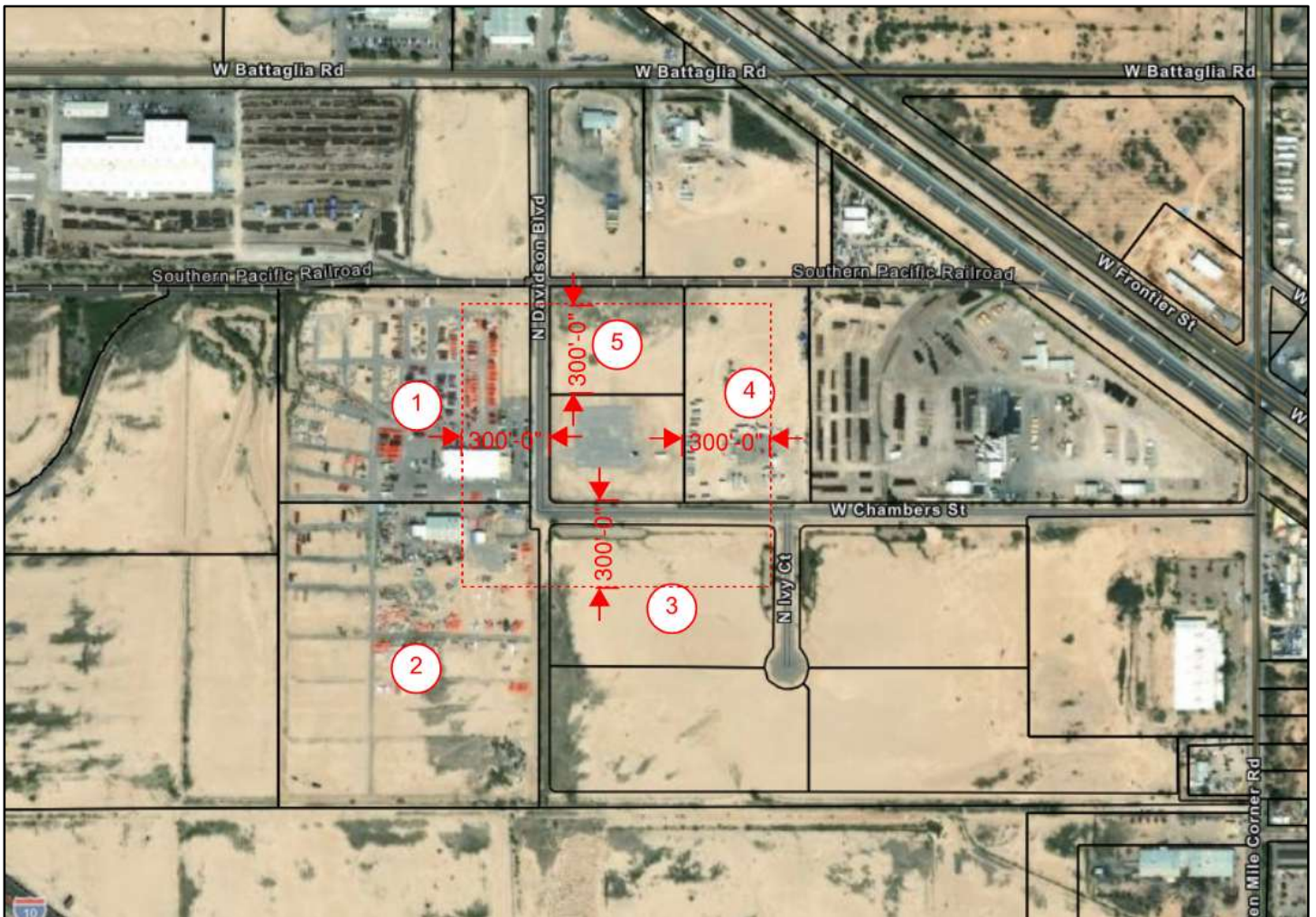


EXHIBIT B: PROPERTY OWNERS CONTACTED

1	850 N Davidson Blvd Eloy, AZ 85131	APN: 40802008G	Kito Leasing LLC 2302 Lasso Ln Lakeland, FL 33801
2	850 N Davidson Blvd Eloy, AZ 85131	APN: 408020260	Kito Leasing LLC 2302 Lasso Ln Lakeland, FL 33801
3	N/A	APN: PENDING (was 40802020D)	N/A
4	1380 W Chambers St Eloy, AZ 85131	APN: 408020100	Amigo Properties LLC 10 Sterling Pl Rancho Mirage, CA 92270
5	N/A	APN: 40802009A	Thjdholdings LLC 2340 Eileen Way Parker, CO 80138

EXHIBIT C: MAILING NOTIFICATION

PJ#-23045



ALIGHT ENGINEERING PLLC NEIGHBORHOOD MEETING

Arizona Trailers

PJ# 23045

DATE: 05/07/2025**RE:** Neighborhood Meeting Mailing Letter

Applicant: Arizona Trailers LLC Per Agent Alight Engineering PLLC.
8339 N. Oracle Rd. Ste. 110
Oro Valley, AZ 85704

Owner: Sagebrush Holdings LLC
PO Box 1567
Evergreen, CO 80437

Representative: Alight Engineering PLLC.
8339 N. Oracle Rd. Ste. 110, Oro Valley, AZ 85704
Patrick Akin
p.akin@alighteng.com
(520) 460-4151

Dear Neighbor:

You are invited to a Neighborhood Meeting to review and discuss the development proposal at 1450 W Chambers Street, Eloy, AZ 85131; cross street(s) W Chambers St and N Davidson St (APN: 40802009B) in accordance with the City of Eloy's application procedures for Citizen Review for Application Numbers CUP2025-003, a Conditional Use Permit for General, retail sale.

Meeting Location:

The meeting will be held Wednesday, May 28, 2025 between 5:00PM – 7:00PM at Eloy City Hall, 595 N. C Street, Suite 104, Eloy, AZ 85131.

Meeting Purpose:

During the Neighborhood Meeting, the applicants' representatives will present the proposed development to the community. This presentation will provide the applicant with an opportunity to hear comments and concerns about the development proposal in order to resolve conflicts and outstanding issues, where possible. Neighborhood Meetings are opportunities for informal communication between applicants and the landowners and occupants of nearby lands, and other residents affected by development proposals. Participation in a Neighborhood Meeting is for informational purposes only. Any resultant participation and/or written summary of same shall not be part of the administrative record for any development application that may be filed and accepted.

Sincerely,

Arizona Trailers LLC Per Agent Alight Engineering PLLC.
8339 N. Oracle Rd. Ste. 110
Oro Valley, AZ 85704
Patrick Akin
p.akin@alighteng.com
(520) 460-4151

**8339 N Oracle Rd. Ste 110
Oro Valley AZ. 85704**

9589 0710 5270 2360 3299 27

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Rancho Mirage, CA 92270

Certified Mail Fee	\$4.85
Postage	\$0.73
Total Postage and Fees	\$5.58

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Lakeland, FL 33801

Certified Mail Fee	\$4.85
Postage	\$0.73
Total Postage and Fees	\$5.58

Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$0.00
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 Eto Leasing LLC
 Street and Apt. No., or PO Box No.
 2302 Cassin Ln
 City, State, ZIP+4®
 Lakeland, FL 33801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Parker, CO 80138

Certified Mail Fee	\$4.85
Postage	\$0.73
Total Postage and Fees	\$5.58

Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

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 05/13/2025

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 TADD Holdings LLC
 Street and Apt. No., or PO Box No.
 2346 Green Way
 City, State, ZIP+4®
 Parker, CO 80138

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Lakeland, FL 33801

Certified Mail Fee	\$4.85
Postage	\$0.73
Total Postage and Fees	\$5.58

Extra Services & Fees (check box, add fee as appropriate)

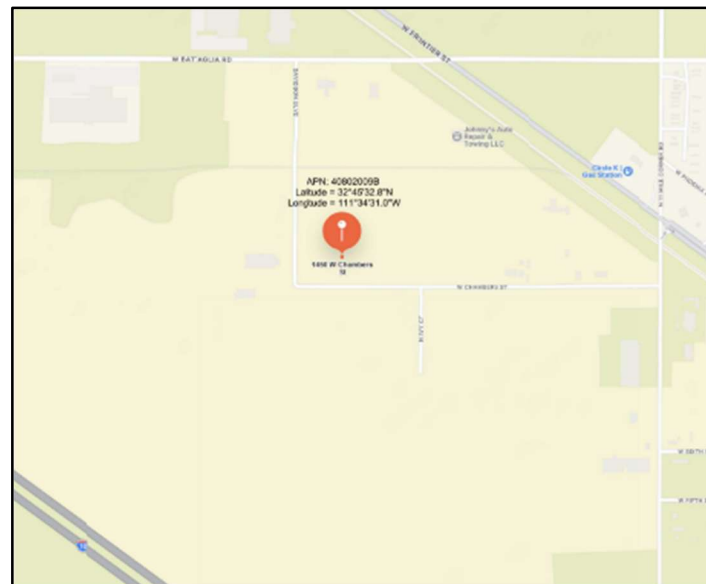
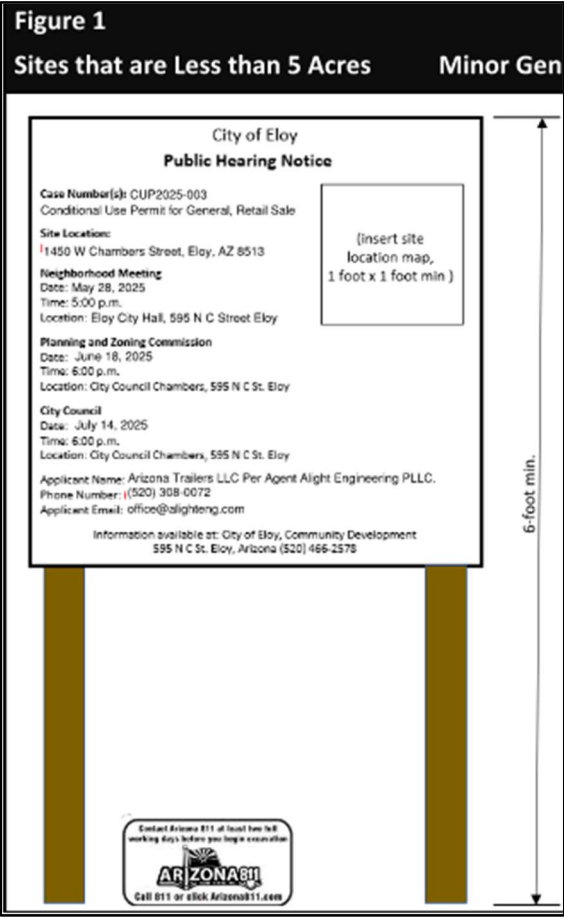
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
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 City, State, ZIP+4®
 Lakeland, FL 33801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

EXHIBIT D: SIGN POSTING





AFFIDAVIT OF NOTIFICATION

Application: CUP2025-003

Applicant Name: Arizona Trailers LLC Per Agent Alight Engineering PLLC.
8339 N. Oracle Rd. Ste. 110
Oro Valley, AZ 85704

Owner: Sagebrush Holdings LLC
PO Box 1567
Evergreen, CO 80437

Representative: Alight Engineering PLLC.
8339 N. Oracle Rd. Ste. 110, Oro Valley, AZ 85704
Patrick Akin
p.akin@alighteng.com
(520) 460-4151

Location: 1450 W Chambers Street, Eloy, AZ 85131

I confirm that notice as required for the case noted above had been mailed or delivered to the attached list, Exhibit B, of property owners and neighborhood associations at the addresses noted.

Patrick Akin
Applicant/Representative Signature

June 2, 2025
Date

This instrument was acknowledged before me on this June day of 2
2025, by Patrick Akin. In witness whereof I hereunto set my hand and official seal.



Aleece C. Vickers
Notary Public

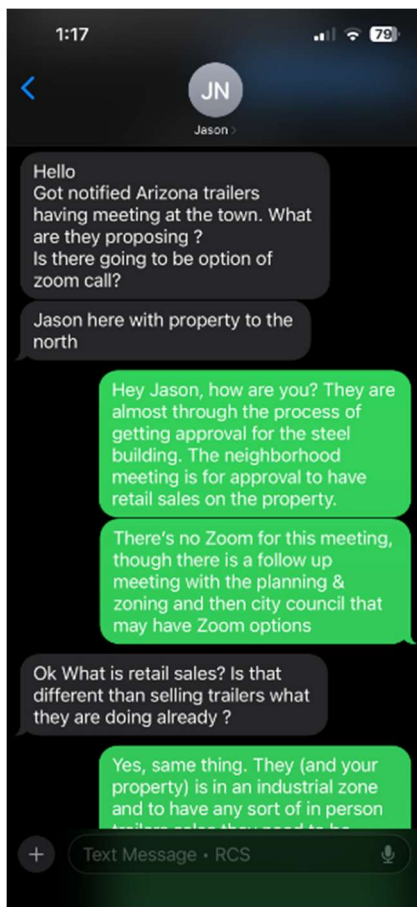
My commission expires 11/07/2028.



PJ# 23045

NEIGHBORHOOD MEETING SIGN-IN

[illegible]



FULL SITE PLAN



ALIGHT ENGINEERING PLLC
8339 N ORACLE RD STE 110
ORO VALLEY, AZ 85704
(520) 308-0072
WWW.ALIGHTENG.COM

PUBLICATION & REVISION HISTORY	
LABEL:	PUBLISHED:
Rev.0	12.AUG.2023
Rev.1	17.JULY.2024
Rev.2	20.DEC.2024
Rev.3	07.MAR.2025



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WRITTEN CONSENT IS PROHIBITED.

DATE: 07.MAR.2024
PJ STATUS: Rev. 3
PJ# 23045
DRAWN BY: EJJ
CHECKED BY: TBJ
SCALE AS NOTED

C1.1

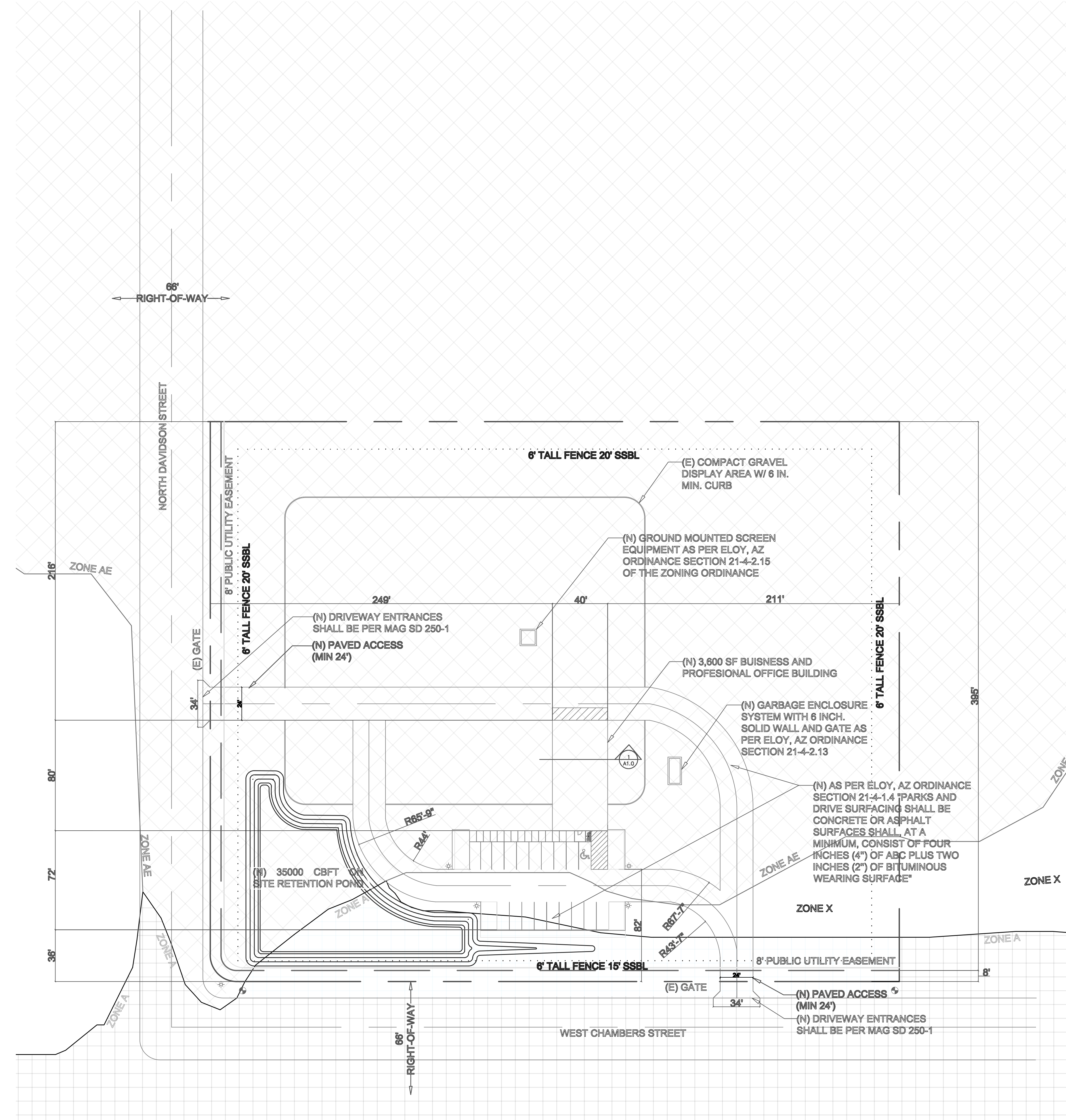
FULL SITE PLAN LEGEND

PROPERTY LINE:	_____
SETBACKS:	
PUBLIC EASEMENT:	_____
LANDSCAPING:	_____
FIRE HYDRANT:	⊕
POLE MOUNTED LIGHT:	⋈
SEWER CLEANOUT:	○
ROADS:	_____
EDGE:	_____
CENTER:	_____
FLOOD ZONE:	_____
ZONE AE:	_____
ZONE A:	_____

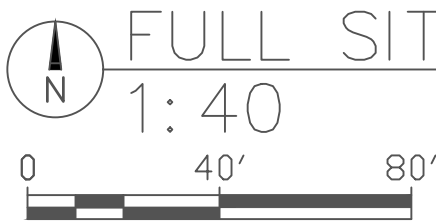
NOTES:

- LOCAL SHEET FLOOD PLAIN - PINAL COUNTY REGIONAL FLOOD CONTROL DISTRICT TO COMPLY OWNER AGREES TO ELEVATE FINISH PAD ABOVE NATURAL GRADE IN COMPLIANCE WITH SHEET FLOOD HAZARD NOTES.
- ALL DRIVING SURFACES AND PARKING LOTS OR ANY ASPHALT SURFACES SHALL HAVE, AT MINIMUM, 4" ABC PLUS 2" OF BITUMINOUS WEARING SURFACES AS PER ELOY, AZ ORDINANCE SECTION 21-4-1.4
- DRIVEWAY ENTRANCES SHALL BE PER MARICOPA ASSOCIATION OF GOVERNMENTS SPECIFICATION AND DETAIL 250-1. (MAG SD 250-1)
- ADA SIDEWALK RAMP SHALL CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENTS SPECIFICATION AND DETAIL 238-1. (MAG SD 238-1)
- ALL LOADING, DELIVERY AND SERVICE BAYS SHALL BE SCREENED FROM PUBLIC VIEW BY A BUILDING, A DECORATIVE SCREEN WALL, A MINIMUM EIGHT FEET (8') IN HEIGHT, A SOLID OPAQUE EVERGREEN VEGETATION SCREEN OR ANY COMBINATION THEREOF AS PER ELOY, AZ ORDINANCE SECTION 21-4-2.14 OF THE ZONING ORDINANCE. (SECTION 21-4-2.14)
- ALL MECHANICAL EQUIPMENT, EITHER GROUND-MOUNTED OR LOCATED ON A ROOFTOP, SHALL BE SCREENED FROM THE VIEW AS PER ELOY, AZ ORDINANCE SECTION 21-4-2.15 OF THE ZONING ORDINANCE.(SECTION 21-4-2.15)
- ALL TRASH, RUBBISH OR GARBAGE, INCLUDING RECYCLABLE MATERIALS SHALL BE PROVIDED IN A COMMON STORAGE RECEPTACLES THAT ARE COMPLETELY ENCLOSED VIA A SOLID SIX FOOT (6') WALL AND GATE AND VIEW OBSTRUCTING GATE AND LOCATED ON A CONCRETE SURFACE. REFUSE COLLECTION AREAS SHALL BE READILY ACCESSIBLE TO COLLECTION VEHICLES, WITHOUT SUBSTANTIALLY ENCUMBERING ADJACENT PARKING AND VEHICULAR ACCESS. IF THE REFUSE COLLECTION AREA CAN BE SEEN FROM THE FRONT OF THE PROPERTY, THE ENCLOSURE SHALL BE SCREENED WITH LANDSCAPING ON ITS MOST VISIBLE SIDE AS PER ELOY, AZ ORDINANCE SECTION 21-4-2.13 OF THE ZONING ORDINANCE. (SECTION 21-4-2.13)

March 11, 2025
Case No. 2025-003



FULL SITE PLAN
1: 40 (REFERENCE CORRESPONDING GRADING PLAN)



RESOLUTION NO.: 25-1615

**(CONDITIONAL USE PERMIT
CASE NO. CUP2025-003 VG ARIZONA TRAILERS)**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, ARIZONA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW RETAIL / GENERAL USE ON THE PROPERTY LOCATED AT 1450 W CHAMBERS STREET, ELOY, AZ , AND CONSISTING OF APPROXIMATELY 4.62 ACRES.

WHEREAS, the Eloy Planning and Zoning Commission held a public hearing on June 18, 2025; and

WHEREAS, on June 18, 2025, the Eloy Planning and Zoning Commission unanimously provided a recommendation of approval of the Conditional Use Permit to the Eloy City Council;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, ARIZONA, AS FOLLOWS:

Section 1. That the Eloy City Council finds:

- a. The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or the public in general;
- b. The proposed use conforms with the purposes, intent, and policies of the adopted Eloy General Plan and its policies and any applicable area, neighborhood, or other plan officially adopted by the City Council;
- c. The proposed use conforms with the conditions, requirements, or standards prescribed by this chapter and any other applicable local, State, or Federal requirements; and
- d. The proposed conditional use conforms to the neighborhood's character, within the same zoning district, in which it is located; determining such considerations included the location, type and height of the buildings or structures and the type and extent of landscaping and screening on the site.
- e. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.
- f. Adequate measures shall provide ingress and egress so designed as to minimize traffic hazards and traffic congestion on the public roads.

- g. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.
- h. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminishes or impair the property values within the neighborhood.
- i. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Section 2. That a description of the Conditional Use Permit is set forth in Case No. CUP2025-003. The property that is subject to the Conditional Use Permit is shown on **Exhibit 1** and the Conditional Use Permit approval is conditioned upon compliance with Section 21-3-1.18 of the Eloy City Code, Chapter 21-Zoning, and Conditions of Approval that are set forth in **Exhibit 2**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the City Council of the City of Eloy, Arizona, on July 14th, 2025.

APPROVED:

Mayor, Andrew Sutton

ATTEST:

Celine Kidwell, City Clerk

APPROVED AS TO FORM:

Stephen Cooper, City Attorney

Exhibit 1
Location Map

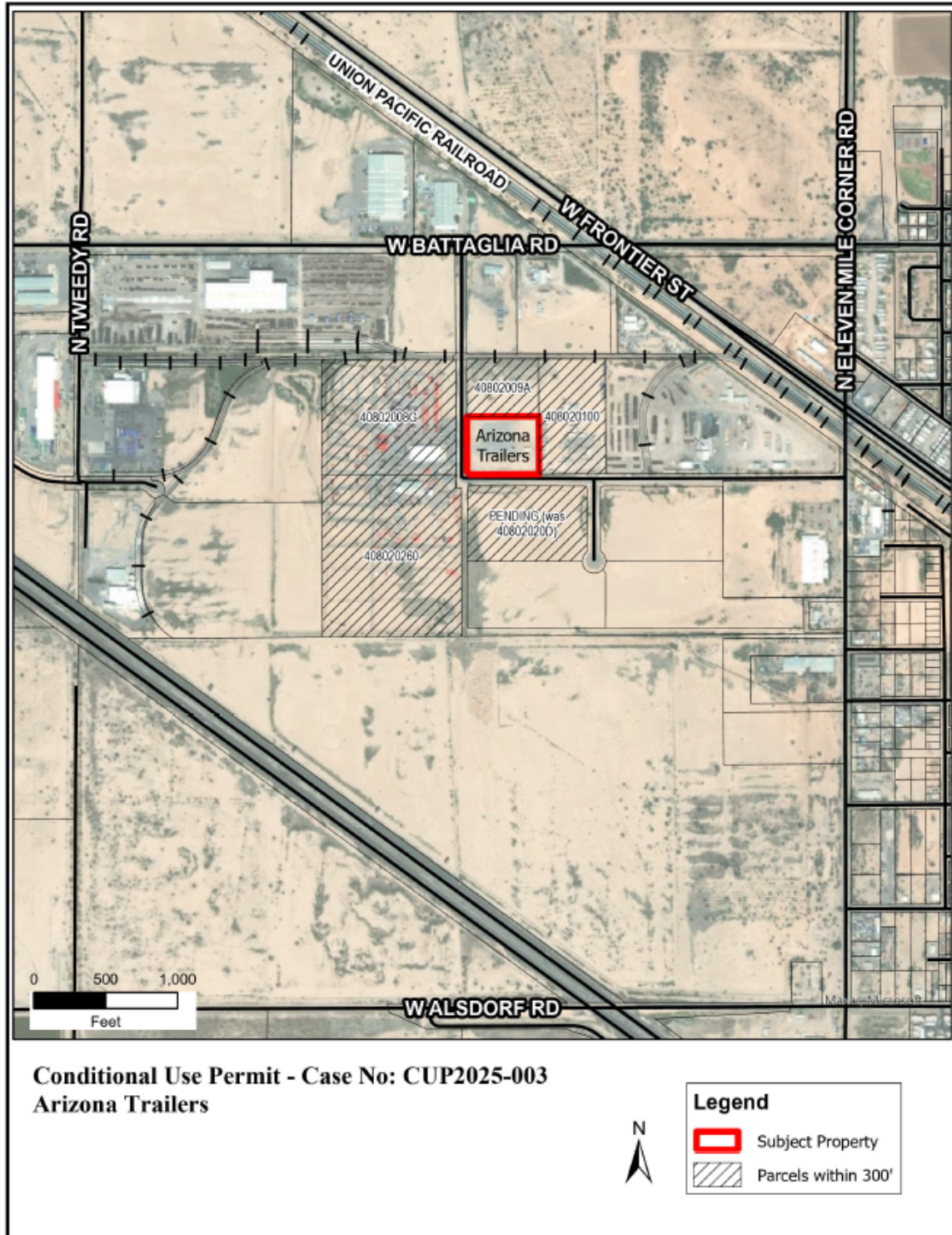


Exhibit 2

Conditions of Approval for Conditional Use Permit:

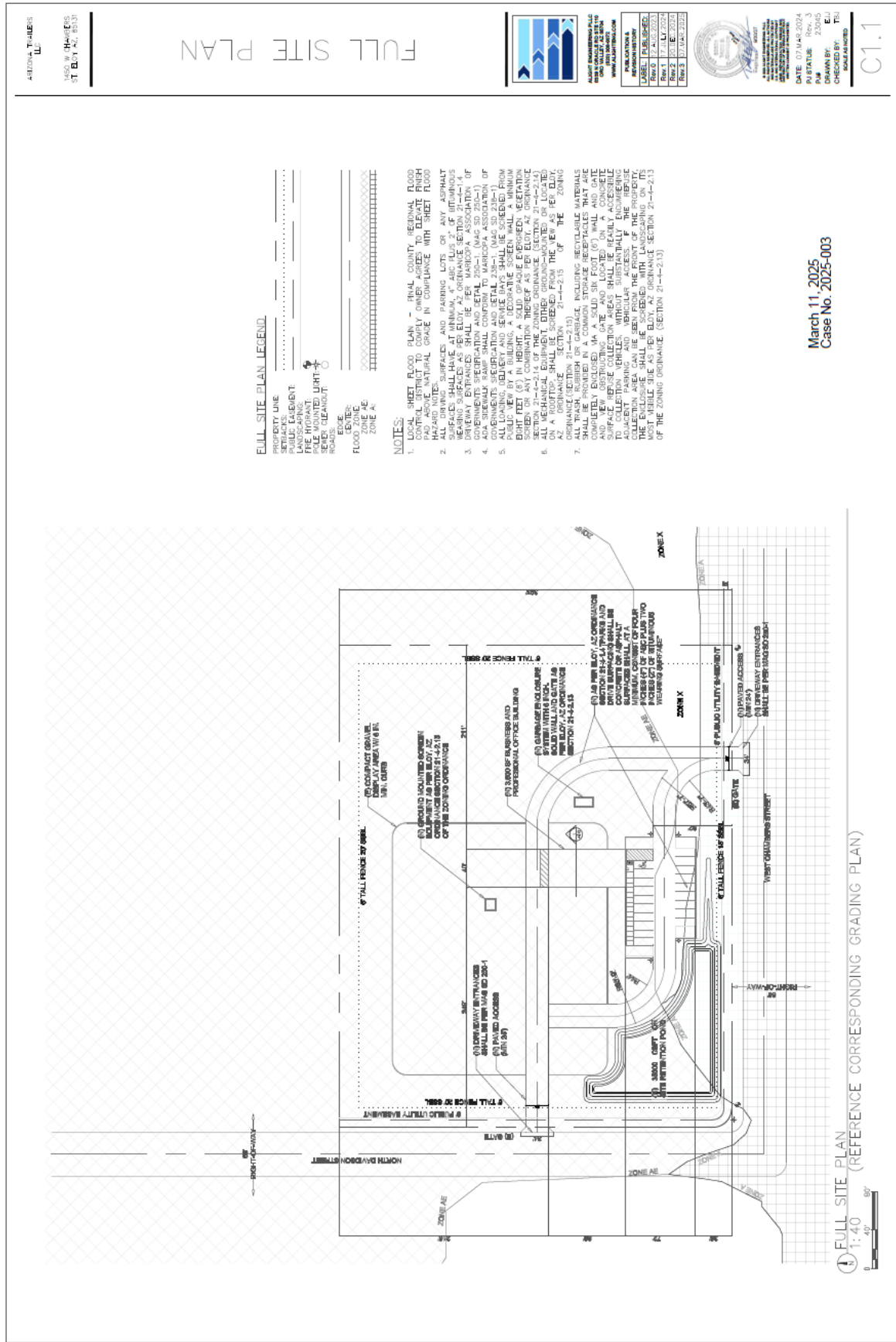
Case No. CUP2025-003

VG Arizona Trailers

These stipulations are in order to protect the public health, safety, and welfare of the City of Eloy.

SITE DEVELOPMENT

1. DEVELOPMENT. The Site Plan shall be in compliance with the Conditional Use Permit Narrative, Conceptual Site Plan (dated March 11, 2025) attached as Exhibit A to Exhibit 2 and the Eloy Zoning Ordinance.
2. MODIFICATIONS. Any major changes or modifications to the subject CUP shall be reviewed and processed following those procedures outlined in the Eloy Zoning Ordinance, as may be amended from time to time. The Zoning Administrator or designee may administratively approve minor amendments and will determine the difference between major and minor amendments.
3. SITE PLAN. The Property Owner/Developer shall submit and receive the Zoning Administrator or designee's approval for the Site Plan prior to submitting the construction documents for any part of the subject property.
4. EXPIRATION. The Conditional Use Permit (Case No. CUP2025-003) shall expire on July 14, 2027, unless the Conditional Use Permit has been used or extended by the City Council.
5. STANDARDS OF IMPROVEMENTS. All required infrastructure improvements shall be constructed in accordance with the Eloy City Code, and the applicable Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction.
6. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, or Final Inspection, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Eloy City Code and these stipulations.



CITY OF ELOY

REQUEST FOR COUNCIL ACTION

Agenda Item: **VII.C.**

Date: **7/14/2025**

Date submitted:
07/10/2025

Action: Other

Subject:

Approval of a Final Plat for Park 8 - 10, Case No. FP2025-002. The proposed Final Plat request is for an approximately forty-eight (48) acre subdivision consisting of five (5) lots located approximately five hundred fifty (550) feet to the north of the northwest corner of Nelson Farm Road and South Sunland Gin Road. Project Name: Park 8 - 10.

Date requested:
7/14/2025

TO: Mayor and City Council

FROM: Dan Symer, Community Development Director

RECOMMENDATION:

Staff recommends that the City Council approve the Final Plat for Park 8 - 10, Case No. FP2025-002.

DISCUSSION:

This is a request by Paston Omeally, of Cole Design Group, Inc. on behalf of Park 8 Ten Industrial, LLC, for a final plat to create a subdivision containing five (5) lots and the dedication of a fifteen-foot (15) wide right-of-way, and an eight (8) foot wide public utility easement(s) on the west side of South Sunland Gin Road, and a forty (40) wide public emergency and service vehicle access easement through the property.

Conforming to the applicable provisions of the General Plan and Zoning Ordinance, the property of the proposed plat has a General Plan Land Use designation of Light Industrial, and is zoned Light Industrial (I-1). Vehicular ingress and egress to the property will be from South Sunland Gin Road. Water infrastructure is adjacent to the property on the east side of South Sunland Gin Road. Wastewater lines exist approximately five hundred fifty (550) feet to the south, at the intersection of Nelson Farm Road and South Sunland Gin Road. The property owner shall construct the street, water, and wastewater line improvements to serve the subdivision prior to the issuance of a first Certificate-of-Occupancy. All necessary improvements shall be constructed to City of Eloy standards, as determined by the City Engineer or their designee.

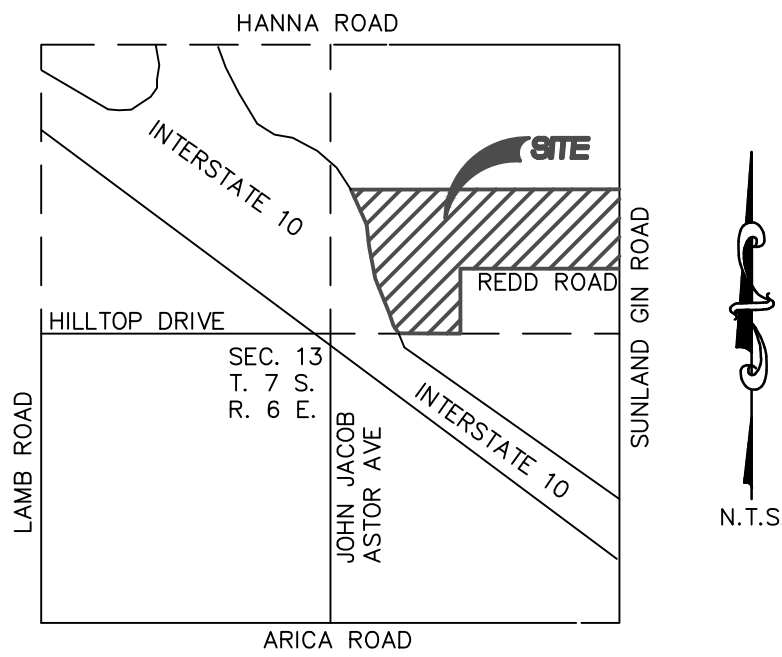
FISCAL IMPACT:

No fiscal impacts are anticipated with the approval of the Final Plat.

Approved as to Form:

A handwritten signature in blue ink, appearing to read "Stephen R. Cooper", is written over a solid black horizontal line.

Stephen R. Cooper, City Attorney



VICINITY MAP N.T.S.
SEC 13, T. 7 S., R. 6 E. G&SRM

UTILITIES

UTILITIES AND SERVICES:
GAS: SOUTHWEST GAS CORP.
ELECTRICITY: APS (ARIZONA PUBLIC SERVICE COMPANY)
WATER: CITY OF ELOY
SEWER: CITY OF ELOY
TELEPHONE: CENTURY LINK
POLICE: CITY OF ELOY
FIRE: ELOY FIRE DISTRICT
AMBULANCE: ELOY FIRE DISTRICT
SOLID WASTE: CITY OF ELOY

N.T.S.

FINAL PLAT
PARK-8 TEN
A PORTION OF THE NORTHEAST QUARTER OF
SECTION 13, TOWNSHIP 7 SOUTH, RANGE 6 EAST OF THE
GILA AND SALT RIVER MERIDIAN, CITY OF ELOY,
PINAL COUNTY, ARIZONA.

PARENT PARCEL

PARCEL NO. 1:

THE NORTH 576.60 FEET OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING EAST OF THE INTERSTATE 10 FREEWAY;

PARCEL NO. 2:

THE SOUTH HALF OF THE NORTH HALF OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING EAST OF THE INTERSTATE 10 FREEWAY;

EXCEPT THE NORTH 576.60 FEET THEREOF; AND

EXCEPT THE EAST 1,437.00 FEET OF THE SOUTH 500.00 FEET THEREOF; AND

EXCEPT THE FOLLOWING DESCRIBED PARCEL AS CONVEYED TO THE STATE OF ARIZONA IN DOCKET 1749, PAGE 730:

THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 13, WHICH LIES BETWEEN THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 10 AND THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE NORTH 89 DEGREES 32 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 1526.55 FEET;

THENCE SOUTH 40 DEGREES 16 MINUTES 45 SECONDS EAST, A DISTANCE OF 309.99 FEET;

THENCE SOUTH 45 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 191.47 FEET;

THENCE SOUTH 59 DEGREES 25 MINUTES 05 SECONDS EAST, A DISTANCE OF 311.58 FEET;

THENCE SOUTH 65 DEGREES 56 MINUTES 10 SECONDS EAST, A DISTANCE OF 258.85 FEET;

THENCE SOUTH 59 DEGREES 42 MINUTES 17 SECONDS EAST, A DISTANCE OF 329.92 FEET;

THENCE SOUTH 44 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 314.59 FEET;

THENCE SOUTH 32 DEGREES 24 MINUTES 08 SECONDS EAST, A DISTANCE OF 315.21 FEET;

THENCE SOUTH 16 DEGREES 23 MINUTES 17 SECONDS EAST, A DISTANCE OF 32.24 FEET TO A POINT THAT LIES ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 13, AND THE BEGINNING OF SAID LINE;

THENCE CONTINUE SOUTH 16 DEGREES 23 MINUTES 17 SECONDS EAST, A DISTANCE OF 269.82 FEET;

THENCE SOUTH 11 DEGREES 47 MINUTES 48 SECONDS EAST, A DISTANCE OF 362.32 FEET;

THENCE SOUTH 15 DEGREES 51 MINUTES 23 SECONDS EAST, A DISTANCE OF 241.12 FEET;

THENCE SOUTH 24 DEGREES 47 MINUTES 27 SECONDS EAST, A DISTANCE OF 289.44 FEET;

THENCE SOUTH 34 DEGREES 32 MINUTES 27 SECONDS EAST, A DISTANCE OF 260.07 FEET TO A POINT THAT LIES ON THE EAST-WEST MIDSECTION LINE OF SAID SECTION 13, AND THE TERMINUS OF SAID LINE, SAID POINT BEARS SOUTH 89 DEGREES 32 MINUTES 46 SECONDS WEST A DISTANCE OF 1831.13 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 13.

EXCEPT THE NORTH 45.00 FEET OF THE SOUTH 545.00 FEET OF THE EAST 910.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

THE BASIS OF BEARING FOR THIS SURVEY IS N00°09'03"W FOR THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 6 EAST AS DESCRIBED IN THE RECORD OF SURVEY RECORDED AS FEE NUMBER 2022-071712, PCR.

CITY COUNCIL APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF ELOY, ARIZONA ON THIS _____ DAY OF _____, 2025.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

CITY DEPARTMENT APPROVALS

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE ZONING ADMINISTRATOR.

BY: _____
CITY ENGINEER

BY: _____
ZONING ADMINISTRATOR

DECLARATION

THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT DOCUMENT RECORDED IN PINAL COUNTY RECORDERS OFFICE WITH THE FEE NUMBER OF 2025-_____, AS AMENDED FROM TIME TO TIME.

NEW LEGAL DESCRIPTIONS

LOT 1:

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF ELOY, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH SIXTEENTH QUARTER CORNER (2" ALUMINUM CAP FLUSH HOLE NO ID) FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION (1" IRON PIPE IN HOLE NO ID) BEARS N00°09'03"W, A DISTANCE OF 1328.55 FEET;

THENCE S89°23'06"W, ACROSS THE RIGHT OF WAY OF SUNLAND GIN ROAD, A DISTANCE OF 65.00 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID ROAD BEING THE POINT OF BEGINNING;

THENCE S00°09'03"E, ALONG SAID WEST RIGHT OF WAY LINE BEING 65.00 FEET WEST AND PARALLEL OF SAID SECTION LINE, A DISTANCE OF 783.39 FEET, TO A POINT ON THE SOUTH BOUNDARY LINE OF PARCEL 2 AS SHOWN ON THE RECORD OF SURVEY OF A MINOR LAND DIVISION RECORDED IN FEE NUMBER 2004-090661 OF PINAL COUNTY RECORDS (PCR);

THENCE DEPARTING SAID WEST LINE S89°30'43"W, ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL 2, A DISTANCE OF 755.25 FEET;

THENCE DEPARTING SAID SOUTH LINE N00°29'46"W, ACROSS PARCEL 2 AND PARCEL 1 OF SAID FEE NUMBER, A DISTANCE OF 783.27 FEET, TO A POINT ON THE NORTH BOUNDARY LINE OF SAID PARCEL 1;

THENCE N89°30'14"E, ALONG THE SAID NORTH LINE, A DISTANCE OF 759.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 593,455 SQUARE FEET OR 13.62 ACRES, MORE OR LESS

LOT 2:

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF ELOY, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH SIXTEENTH QUARTER CORNER (2" ALUMINUM CAP FLUSH NO ID) FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION (1" IRON PIPE IN HOLE NO ID) BEARS N00°09'03"W, A DISTANCE OF 1328.55 FEET;

THENCE S89°29'40"W, A DISTANCE OF 824.97 FEET, TO A POINT ON THE NORTH BOUNDARY LINE OF PARCEL 1 AS SHOWN ON THE RECORD OF SURVEY OF A MINOR LAND DIVISION RECORDED IN FEE NUMBER 2004-090661 OF PINAL COUNTY RECORDS (PCR) BEING THE POINT OF BEGINNING;

THENCE S00°29'46"E, ACROSS PARCEL 1 AND PARCEL 2 OF SAID FEE NUMBER, A DISTANCE OF 783.27 FEET, TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID PARCEL 2;

THENCE S89°30'43"W, ALONG SAID SOUTH LINE, A DISTANCE OF 89.77 FEET;

THENCE S00°08'52"E, ALONG THE WEST BOUNDARY OF PARCEL NO. 3 AS DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN FEE NUMBER 2021-062703 PCR, A DISTANCE OF 45.00 FEET, TO A POINT ON THE NORTH BOUNDARY LINE OF PARCEL NO. 1 THEREOF;

THENCE S89°30'43"W, ALONG THE NORTH BOUNDARY LINE OF PARCEL NO. 1 OF SAID DEED, A DISTANCE OF 325.13 FEET;

THENCE DEPARTING SAID NORTH LINE N00°29'46"W, ACROSS PARCEL 3 FROM SAID RECORD OF SURVEY, A DISTANCE OF 828.22 FEET, TO A POINT ON NORTH BOUNDARY LINE OF PARCEL 3 OF SAID RECORD OF SURVEY;

THENCE N89°30'14"E, ALONG THE OVERALL NORTH BOUNDARY LINE OF SAID RECORD OF SURVEY, A DISTANCE OF 415.17 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 339,813 SQUARE FEET OR 7.80 ACRES, MORE OR LESS

LOT 3

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF ELOY, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH SIXTEENTH QUARTER CORNER (2"ALUMINUM CAP FLUSH NO ID) FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION (1"IRON PIPE IN HOLE NO ID) BEARS N00°09'03"W, A DISTANCE OF 1328.55 FEET;

THENCE S89°29'51"W, A DISTANCE OF 1240.14 FEET, TO A POINT ON THE NORTH BOUNDARY LINE OF PARCEL 3 AS SHOWN ON THE RECORD OF SURVEY OF A MINOR LAND DIVISION RECORDED IN FEE NUMBER 2004-090661 OF PINAL COUNTY RECORDS (PCR) BEING THE POINT OF BEGINNING;

THENCE S00°29'46"E, ACROSS SAID PARCEL 3, A DISTANCE OF 828.22 FEET, TO A POINT ON THE NORTH BOUNDARY LINE OF PARCEL 1 AS DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN FEE NUMBER 2021-062703 PCR;

THENCE S89°30'43"W, ALONG NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 89.77 FEET, TO THE NORTHEAST CORNER OF PARCEL 5 OF SAID RECORD OF SURVEY;

THENCE N00°09'01"W, A DISTANCE OF 24.00 FEET;

THENCE S89°32'53"W, A DISTANCE OF 213.43 FEET;

THENCE N00°29'46"W, A DISTANCE OF 804.02 FEET, TO A POINT ON THE OVERALL NORTH BOUNDARY LINE OF SAID RECORD OF SURVEY;

THENCE N89°30'14"E, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 415.17 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 338,700 SQUARE FEET OR 7.78 ACRES, MORE OR LESS

NEW LEGAL DESCRIPTIONS (CONT.)

LOT 4:

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF ELOY, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH SIXTEENTH QUARTER CORNER (2" ALUMINUM CAP FLUSH NO ID) FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION (1" IRON PIPE IN HOLE NO ID) BEARS N00°09'03"W, A DISTANCE OF 1328.55 FEET;

THENCE S89°29'57"W, A DISTANCE OF 1655.30 FEET, TO A POINT ON THE NORTH BOUNDARY LINE OF PARCEL 4 AS SHOWN ON THE RECORD OF SURVEY OF A MINOR LAND DIVISION RECORDED IN FEE NUMBER 2004-090661 OF PINAL COUNTY RECORDS (PCR) BEING THE POINT OF BEGINNING;

THENCE S00°29'46"E, A DISTANCE OF 804.02 FEET;

THENCE S89°32'53"W, A DISTANCE OF 461.19 FEET, TO A POINT ALONG ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) RIGHT OF WAY AS SHOWN ON DRAWINGS TITLED ARIZONA DEPARTMENT OF TRANSPORTATION HIGHWAYS DIVISION RIGHT OF WAY PLANS OF THE CASA GRANDE - TUCSON HIGHWAY SUNLAND GIN ROAD T.I. 10 PN 200 H0153 03R IR-10-4-801 PLANS;

THENCE THE NEXT THREE (3) COURSES AND DISTANCES ALONG SAID RIGHT OF WAY;

- N15°54'48"W A DISTANCE OF 194.17 FEET TO A 3"ADOT BRASS CAP.
- N114°8'18"W A DISTANCE OF 362.75 FEET TO A 3"ADOT BRASS CAP.
- N16°24'57"W A DISTANCE OF 271.19 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4.

THENCE DEPARTING SAID RIGHT OF WAY LINE N89°30'14"E, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 658.32 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 448,276 SQUARE FEET OR 10.29 ACRES, MORE OR LESS

LOT 5

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF ELOY, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH SIXTEENTH QUARTER CORNER (2" ALUMINUM CAP FLUSH NO ID) FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION (1" IRON PIPE IN HOLE NO ID) BEARS N00°09'03"W, A DISTANCE OF 1328.55 FEET;

THENCE S00°09'03"E, ALONG THE EAST LINE OF SAID QUARTER, A DISTANCE OF 828.40 FEET;

THENCE S89°30'43"W, A DISTANCE OF 1437.02 FEET, TO A POINT NORTHEAST CORNER OF PARCEL 5 AS SHOWN ON THE RECORD OF SURVEY OF A MINOR LAND DIVISION RECORDED IN FEE NUMBER 2004-090661 OF PINAL COUNTY RECORDS (PCR) BEING THE POINT OF BEGINNING;

THENCE S00°09'01"E, ALONG THE EAST BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 499.38 FEET, TO THE SOUTHEAST CORNER THEREOF;

THENCE S89°32'14"W, ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 394.75 FEET, TO A POINT ALONG ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) RIGHT OF WAY AS SHOWN ON DRAWINGS TITLED ARIZONA DEPARTMENT OF TRANSPORTATION HIGHWAYS DIVISION RIGHT OF WAY PLANS OF THE CASA GRANDE - TUCSON HIGHWAY SUNLAND GIN ROAD T.I. 10 PN 200 H0153 03R IR-10-4-801 PLANS;

THENCE THE NEXT THREE (3) COURSES AND DISTANCES ALONG SAID RIGHT OF WAY;

- N34°32'41"W A DISTANCE OF 259.47 FEET TO A 3"ADOT BRASS CAP.
- N24°47'13"W A DISTANCE OF 289.41 FEET TO A 3"ADOT BRASS CAP.
- N15°54'48"W A DISTANCE OF 46.56 FEET.

THENCE DEPARTING SAID RIGHT OF WAY N89°32'53"E, A DISTANCE OF 674.62 FEET;

THENCE S00°09'01"E, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 289,196 SQUARE FEET OR 6.64 ACRES, MORE OR LESS

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE REPORT OF COMMITMENT FOR TITLE INSURANCE ISSUE BY

_____, AND DATED _____, 2025.

BENCHMARK SURVEYING AND CONSULTING, LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE REPORT OF TITLE AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY LISTED HEREON. BENCHMARK SURVEYING AND CONSULTING, LLC AND SHANNON E. EVANS (RLS) MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

CONVEYANCE OF WATER RIGHTS:

KNOW ALL MEN BY THESE PRESENCE THAT _____, AS OWNER, HEREBY RETIRES THE WATER RIGHTS OF THE LAND TO BE SUBDIVIDED AND TRANSFERS TO THE CITY OF ELOY ALL WATER CREDITS THAT RUN WITH THE LAND TO BE SUBDIVIDED WITH THIS PLAT. IN WITNESS

_____, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME

TO BE ATTESTED BY THE SIGNATURE OF _____

ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO.26-402148.0000, FOR THE SUBDIVISION IN ACCORDANCE WITH ARIZONA REVISED STATUTES SECTION 45-576

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS N00°09'03"W FOR THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 6 EAST AS DESCRIBED IN THE RECORD OF SURVEY RECORDED AS FEE NUMBER 2022-071712, PCR.

OWNER & SITE INFORMATION

PARK 8 TEN INDUSTRIAL, LLC FEE #2024-023165, PCR APN #511-33-016A STREET ADDRESS: NO ADDRESS ASSIGNED	LEGAL DESCRIPTION CONTAINS 2,009,440 SQ. FT. (46.13 ACRES) ZONING DISTRICT: LIGHT INDUSTRIAL (I-1)
---	---

AREA

LOT 1 = 593,455 SQ. FT. (13.62 ACRES)
LOT 2 = 336,813.5 SQ. FT. (7.80 ACRES)
LOT 3 = 338,700 SQ. FT. (7.78 ACRES)
LOT 4 = 448,275.5 SQ. FT. (10.29 ACRES)
LOT 5 = 289,196 SQ. FT. (6.64 ACRES)

SHEET INDEX

- COVER, NOTES, DEDICATION
- FINAL PLAT PLAN

ENGINEER

COLE & ASSOCIATES INC
2710 E CAMELBACK ROAD, SUITE 175
PHOENIX, AZ 85016
PHONE: 480-417-2592
CONTACT: JOHN MCGHEE

SURVEYOR

BENCHMARK SURVEYING & CONSULTING
105 N. PASADENA STREET
GILBERT, AZ 85233
PHONE: 480-236-1245
CONTACT: SHANNON EVANS
EMAIL: SEVANS@AZBENCHMARK.COM

DEDICATION

STATE OF ARIZONA }
COUNTY OF PINAL }SS

KNOW ALL MEN BY THESE PRESENCE THAT PARK 8 TEN INDUSTRIAL, LLC., AS OWNER HAVE SUBDIVIDED UNDER THE NAME OF PARK-8 TEN, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF ELOY, PINAL COUNTY, ARIZONA AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID PARK-8 TEN, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT PARK 8 TEN INDUSTRIAL, LLC., AS OWNER, HEREBY DEDICATES TO CITY OF ELOY FOR USE AS SUCH STREET RIGHT-OF-WAY THE PUBLIC EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT AND PUBLIC UTILITY EASEMENTS AND TO THE OWNERS AND SUCCESSORS OF LOT 1, 2, 3, 4, AND 5, A PRIVATE ACCESS EASEMENT AS SHOWN ON SAID PLAT. IN WITNESS PARK 8 TEN INDUSTRIAL, LLC., AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF

BY: _____
PRINT NAME

TITLE: _____ DATE: _____
PRINT NAME

NOTARY ACKNOWLEDGMENT

STATE OF ARIZONA }

COUNTY OF PINAL }

ON THIS ____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED PERSONALLY

APPEARED _____, WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____, 20____.

CERTIFICATION

THIS IS TO CERTIFY THE SURVEY AND SUBDIVISION PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE, 2025, THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND LOT CORNERS HAVE BEEN PERMANENTLY SET.

_____, 6/18/25
BY: SHANNON EVANS, RLS No. 72651 DATE



FINAL PLAT
PARK-8 TEN
A PORTION OF
THE NORTHEAST QUARTER OF SECTION 13,
T. 7 S., R. 6 E., G. & S. R. M.,
CITY OF ELOY, PINAL COUNTY, ARIZONA



105 N PASADENA STREET
GILBERT, AZ 85233
WWW.AZBENCHMARK.COM

SCALE:	N/A
DRAWN:	SEE
CHECKED:	BJB
DATE:	6-18-25
JOB NO.:	2024-29

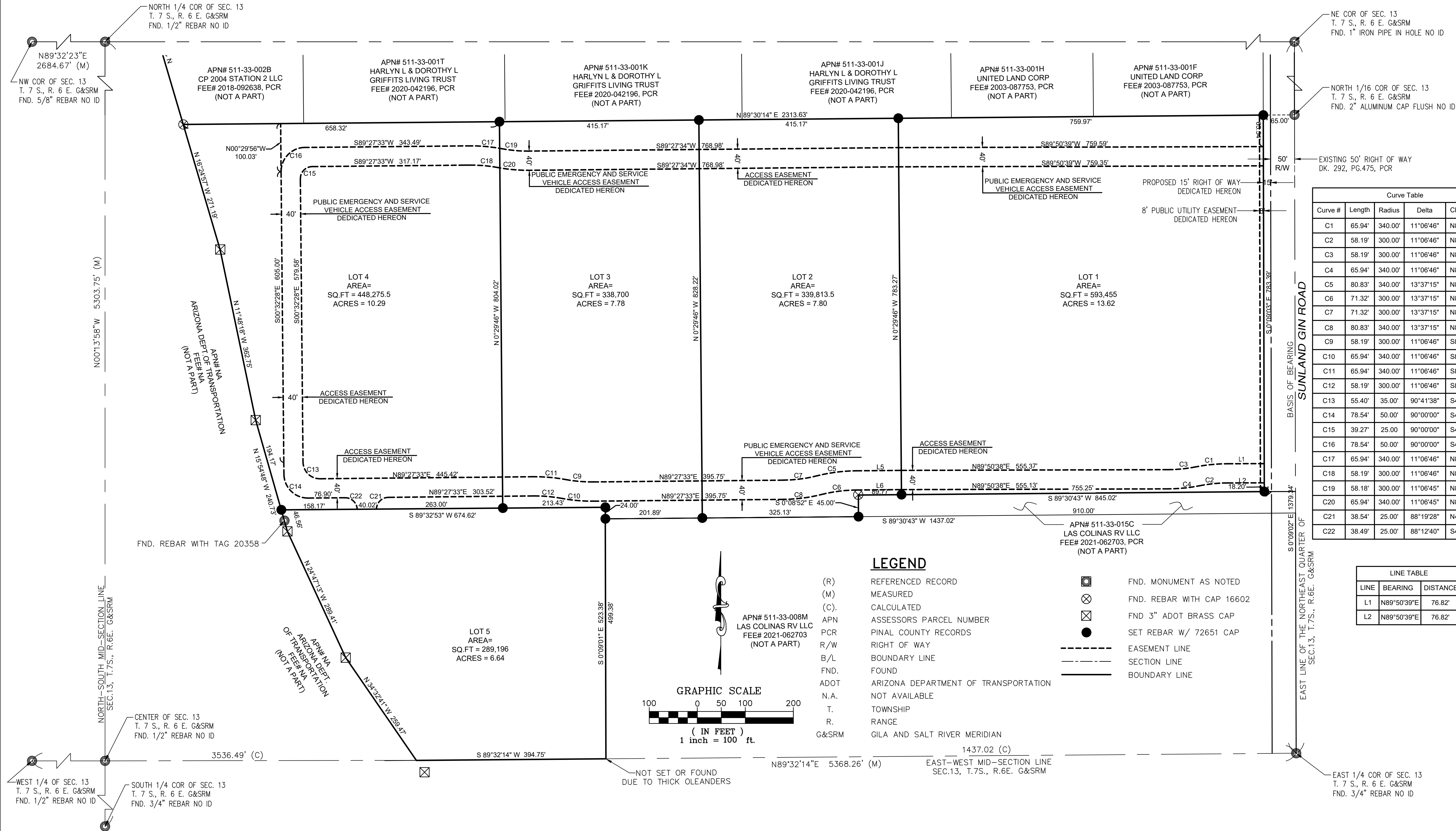
DRAWING NO

1

1 of 2

FINAL PLAT PARK-8 TEN

A PORTION OF THE NORTHEAST QUARTER OF
SECTION 13, TOWNSHIP 7 SOUTH, RANGE 6 EAST OF THE
GILA AND SALT RIVER MERIDIAN, CITY OF ELOY,
PINAL COUNTY, ARIZONA.



FINAL PLAT
PARK-8 TEN
A PORTION OF
THE NORTHEAST QUARTER OF SECTION 13,
T. 7 S., R. 6 E., G. & S. R. M.,
CITY OF ELOY, PINAL COUNTY, ARIZONA



105 N PASADENA STREET
GILBERT, AZ 85233
WWW.AZBENCHMARK.COM

SCALE: 1" = 100'
DRAWN: SEE
CHECKED: BJB
DATE: 6-18-25
JOB NO.: 2024-29

DRAWING NO
2
2 OF 2



SITE

CITY OF ELOY

REQUEST FOR COUNCIL ACTION

Agenda Item: **VIII.A.**

Date: **7/14/2025**

Date submitted:
07/01/2025

Action: Ordinance

Subject: Motion to Adopt Ordinance No. 25-988, levying upon the assessed valuation of the property within the City of Eloy, subject to taxation a certain sum upon each one hundred dollars (\$100) of valuation sufficient to raise the amount estimated to be required in the annual budget, less the amount estimated to be received from other sources of revenue; providing funds for various bond redemptions, for the purpose of paying interest upon bonded indebtedness and providing for funds for general municipal expenses; all for fiscal year ending the 30th day of June, 2026.

Date requested:
7/14/2025

TO: Mayor and City Council

FROM: Brian Wright, Finance Director

RECOMMENDATION:

Staff recommends the City Council adopt Ordinance No. 25-988 setting the property tax levy for fiscal year 2025-2026.

DISCUSSION:

This is the final step in the fiscal year 2025-2026 budget process. On June 26, 2025, a public hearing was held on the property tax levy. No comments were made at this public hearing. Upon approval of Ordinance 25-988, staff will send the Ordinance to the Pinal County Board of Supervisors for their approval. The estimated tax levy is \$0.9769 per \$100 primary assessed valuation, generating \$1,564,785 annually.

FISCAL IMPACT:

The total amount generated from a primary property tax rate of \$0.9769 will be \$1,564,785 annually.

Approved as to Form:

A handwritten signature in blue ink, appearing to read "Stephen R. Cooper". The signature is fluid and cursive, with the first name "Stephen" and last name "Cooper" being the most legible parts. There is a horizontal line drawn through the middle of the signature.

Stephen R. Cooper, City Attorney

ORDINANCE NO.: 25-988

AN ORDINANCE OF THE CITY OF ELOY, PINAL COUNTY, ARIZONA, LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE CITY OF ELOY, SUBJECT TO TAXATION A CERTAIN SUM UPON EACH ONE HUNDRED DOLLARS (\$100.00) OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET, LESS THE AMOUNT ESTIMATED TO BE RECEIVED FROM OTHER SOURCES OF REVENUE; PROVIDING FUNDS FOR VARIOUS BOND REDEMPTIONS, FOR THE PURPOSE OF PAYING INTEREST UPON BONDED INDEBTEDNESS AND PROVIDING FUNDS FOR GENERAL MUNICIPAL EXPENSES; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2026.

WHEREAS, by the provision of the State Law, the Ordinance levying taxes for Fiscal Year 2025-2026 is required to be finally adopted on or before the third Monday in August, and

WHEREAS, the property taxpayers of the City of Eloy have been notified of an increase in the primary property tax levy as required by A.R.S. §42-17107, and

WHEREAS, the County of Pinal is now the assessing and collecting authority for the City of Eloy, the Clerk is hereby directed to transmit a certified copy of this Ordinance to the County Assessor and the Board of Supervisors and the County of Pinal, Arizona.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF ELOY, ARIZONA, AS FOLLOWS:

SECTION 1. There is hereby levied on each one hundred dollars (\$100.00) of the assessed value of all property, both real and personal, within the corporate limits of the City of Eloy, except such property as may be by law exempt from taxation, a primary property tax levy equal to \$1,564,785 for the fiscal year ending on the 30th day of June 2026. If this sum exceeds the maximum allowed by law, the Pinal County Board of Supervisors has the authority to reduce the levy to the maximum.

SECTION 2. In addition to the rate set in Section 1 hereof, there is hereby levied on each one hundred dollars (\$100.00) of assessed valuation of all property, both real and personal, with the corporate limits of the City of Eloy, except such property as may be by law exempt from taxation, a secondary property tax rate sufficient to raise the sum of \$0.00 for the purpose of providing bond interest and redemption funds for General Obligation Bond debt service for the fiscal year ending June 30, 2026.

SECTION 3. Failure by the county officials of Pinal County, Arizona, to properly return the delinquent list, any irregularity in assessment or omissions in the same, or any irregularity in any proceedings shall not invalidate such proceedings or

invalidate any title conveyed by any tax deed; failure or neglect of any officer or officers to timely perform any sale pursuant thereto, the validity of the assessment or levy of taxes or of the judgment of sale by which the collection of the same may be enforced shall not affect the lien of the City of Eloy upon such property for the delinquent taxes unpaid thereon, and no overcharge as to part of the taxes or of costs shall invalidate any proceedings for the collection of taxes or the part of the taxes or of cost shall invalidate any proceedings for the collection of taxes or the foreclosure; and all acts of officers de facto shall be valid as if performed by officers de jure.

SECTION 4. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

PASSED and ADOPTED by the City Council of the City of Eloy, Arizona, this 14th day of July, 2025.

APPROVED by the Mayor of the City of Eloy, Arizona, this 14th day of July, 2025.

Andrew Sutton, Mayor

ATTEST:

APPROVED AS TO FORM:

Celine Kidwell, City Clerk

Stephen R. Cooper, Legal Counsel

CITY OF ELOY

REQUEST FOR COUNCIL ACTION

Agenda Item: **VIII.B.**

Date: **7/14/2025**

Date submitted:
07/01/2025

Action: Formal

Subject: Conduct a Public Hearing and Consider the Adoption of Ordinance No. 25-989 Approving the Annexation, Case No. A2025-001, of approximately 30.12 acres of land generally located east of the northwest corner of West Adams Rd and Guano Rd, including the abutting Guano Rd right-of-way into the corporate limits of Eloy.

Date requested:
7/14/2025

TO: Mayor and City Council

FROM: Dan Symer, Community Development Director

RECOMMENDATION:

Staff recommends that the City Council adopt of Ordinance No. 25-989 approving the annexation, Case No. A2025-001, of approximately 30.12 acres of land generally located east of the northwest corner of West Adams Rd and Guano Rd, including the abutting Guano Rd right-of-way into the corporate limits of Eloy.

DISCUSSION:

Annexation is the process by which a city may assume jurisdiction of unincorporated territories of Pinal County adjacent to its incorporated boundaries. As such, annexation represents a significant step in a city's overall growth. In Arizona, annexation requires the consent of the owners of at least one-half of the value of the real and personal property and the consent of more than one-half of the number of property owners in the territory to be annexed, as documented by the latest county assessor data. In addition, the consent and action of the City Council are required. Staff has discussed the application with representatives of all property owners, Concast, LLC (previously CG Real Estate Investors, LLLP), La Frontera, LLC, and Union Pacific Railroad, and has received support, meeting the criteria for annexation.

The subject property, approximately 30.12 acres in size, is generally located east of the northwest corner of West Adams Road and Guano Road, within Pinal County, and is contiguous to the City of Eloy's corporate limits. The property is currently used for U.S. Border Patrol facilities and Union Pacific Railroad access, while the remaining vacant land was previously used for agricultural-related activities. All parcels have a General Industrial designation under the Eloy General Plan. The existing Pinal County zoning designation is Industrial Zoning District (CI-2), which permits a variety of more intensive uses consistent with the City of Eloy's General Industrial (I-2) zoning. With the approval

of the Annexation Ordinance, the properties' county zoning will translate to approximately 30.12 acres of additional General Industrial, I-2 zoning within the City of Eloy. Furthermore, in accordance with the Arizona Revised Statutes, §48-262.M., and the adoption of the Annexation Ordinance, the jurisdictional boundaries of the Eloy Fire District will be changed to include any property annexed into the city.

The proposed annexation area meets the intent of the Arizona State requirements governing annexation. The territory to be annexed adjoins the boundary of the City of Eloy for its entire length ($\cong 1,486$ feet), and the size and shape of the property comply with the minimum requirement of 200 feet in width at all points. In addition, the length does not exceed twice the maximum width ($\cong 1,200$ feet) of the annexed territory. Furthermore, if approved, the annexation of the property would not result in the creation of a county island.

City Council Meeting

On Monday, June 9, 2025, the Eloy City Council held a public hearing on the application for annexation. As discussed at the June 9, 2025, City Council meeting, the property owner (La Frontera, LLC) for Parcel 4, shown on the graphic of the legal description (the Board Patrol location), has requested that the City resurface/repave the adjacent street, which staff does recommend. West Adams Road has been part of the city's street infrastructure since December 2019 and is in a state of significant disrepair. Public works staff are planning to resurface and pave West Adam Road as part of the Sunland Gin pavement project this fiscal year. Additionally, Guano Road is anticipated to receive a pavement surface treatment (chip seal or asphalt) as a future Capital Improvement Project.

Planning and Zoning Commission Meeting

On Wednesday, June 18, 2025, the Planning and Zoning Commission reviewed the annexation request and asked general questions of the staff, but did not provide any comments to the City Council.

FISCAL IMPACT:

The annexation of the property will result in its inclusion on the City's property tax rolls, thereby generating additional ad valorem tax revenue for the City.

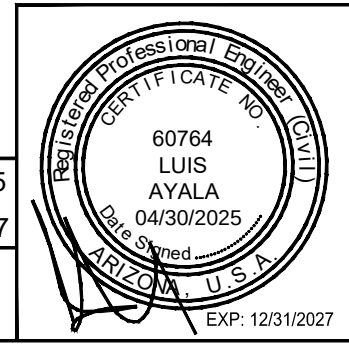
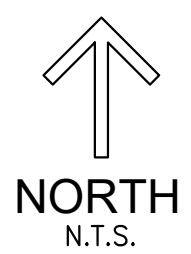
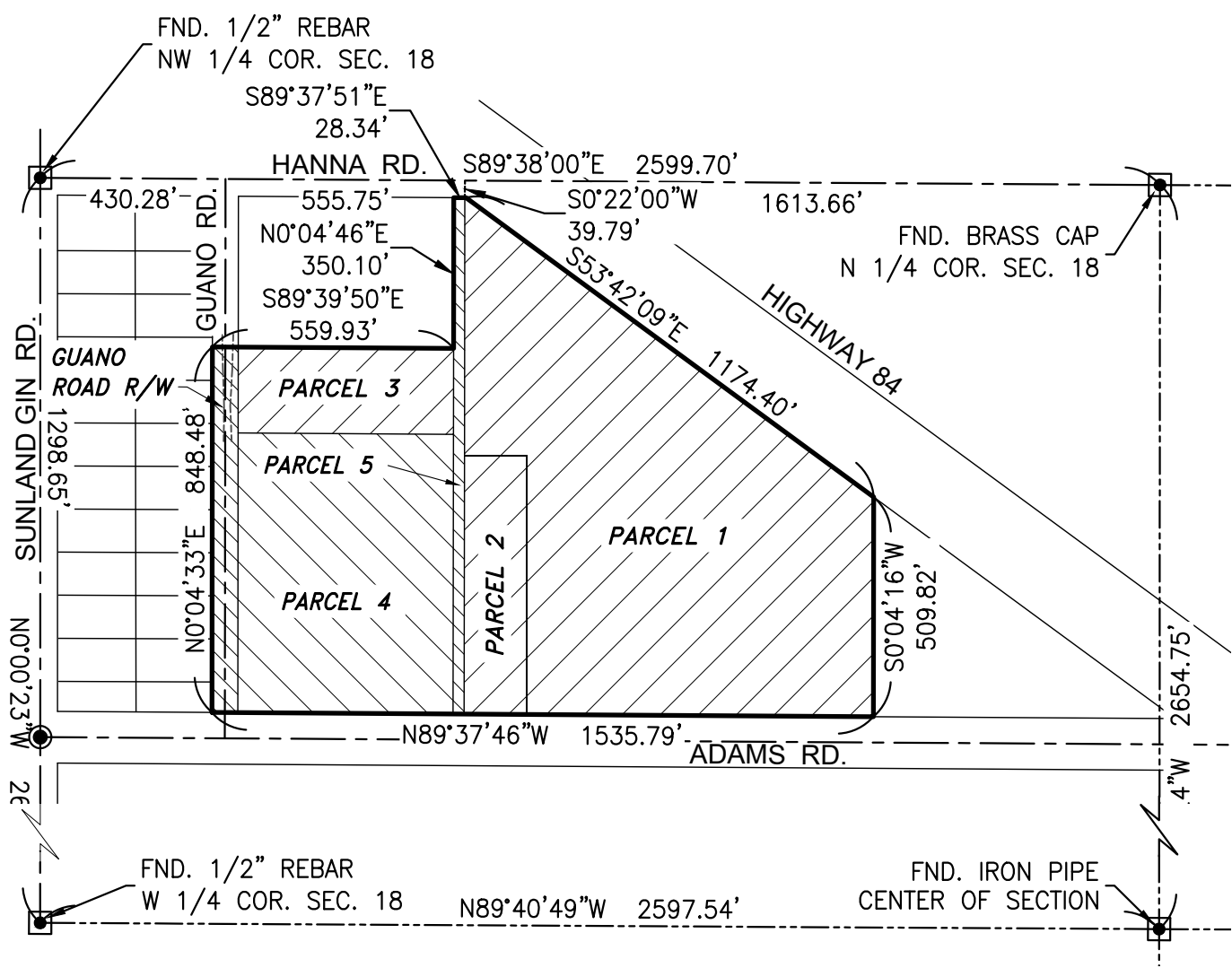
Approved as to Form:



Stephen R. Cooper, City Attorney



CASE NO: AN2025-001: CONCAST - ELOY ANNEXATION



K KAËKO
 ENGINEERING
 12409 W. INDIAN SCHOOL ROAD
 AVONDALE, ARIZONA 85392
 PHONE: 623.536.1993

CONCAST - ELOY ANNEXATION EXHIBIT		DATE: 4/30/25
PLAN VIEW		PROJECT #: 7025007
SHEET 1 OF 2		EXH-A

EXHIBIT B

LEGAL DESCRIPTION

PARCEL NO. 1:

THE WEST 950.00 FEET OF TRACT C, MIDWAY INDUSTRIAL DISTRICT, PER MAP RECORDED IN BOOK 8 OF MAPS, PAGE 17, IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

EXCEPT THE WEST 145.00 FEET OF THE SOUTH 600.00 FEET THEREOF, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-0290.

PARCEL NO. 2:

THE WEST 145.00 FEET OF THE SOUTH 600.00 FEET OF TRACT C, MIDWAY INDUSTRIAL DISTRICT, PER MAP RECORDED IN BOOK 8 OF MAPS, PAGE 17, IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-0280.

PARCEL NO. 3:

THE NORTH 200 FEET OF TRACT B, MIDWAY INDUSTRIAL DISTRICT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 8 OF MAPS, PAGE 17, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-0260.

PARCEL NO. 4:

THE TRACK B LESS THE NORTH 200 FEET, MIDWAY INDUSTRIAL DISTRICT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 8 OF MAPS, PAGE 17, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-0270.

PARCEL NO. 5:

704-11-12-71CC PAR 2 30' W x 1261' L, 37,830.00 S.F., 0.87 ACRES, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-032.

GUANO ROAD RIGHT OF WAY:

A PORTION OF THE RIGHT OF WAY OF GUANO ROAD, A 60' RIGHT OF WAY BY 849' DISTANCE NORTH FROM WEST ADAMS ROAD RIGHT OF WAY LIMIT.

	PROJECT #: 7025007		
	DATE: 4/30/25		
	CONCAST ELOY ANNEXATION EXHIBIT		
LEGAL DESCRIPTION	SHEET OF 2 2	EXH-B	



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 05/13/2025 1305
FEE: \$15.00
PAGES: 4
FEE NUMBER: 2025-038492

When recorded, return to:

Celine Kidwell, City Clerk
City of Eloy
595 North C Street, Suite 104
Eloy, Arizona 85231
Case No.: A2025-001

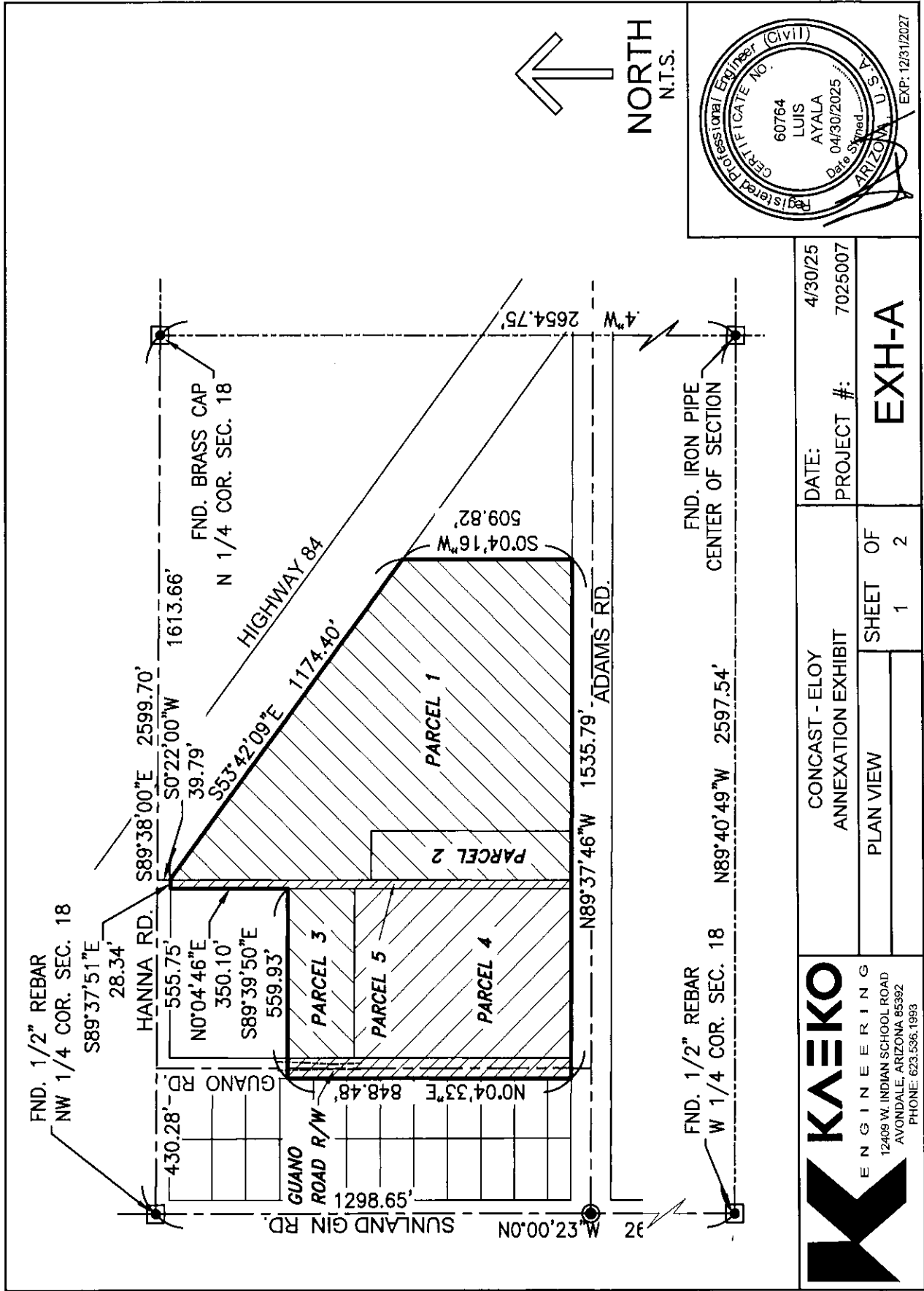
ANNEXATION PETITION

**TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF ELOY,
ARIZONA:**

We, the undersigned, the owners of one-half or more in value of the real and personal property and more than one-half of the persons owning real and personal property that would be subject to taxation by the City of Eloy in the event of annexation within the territory proposed to be annexed, which is hereafter described, said territory being contiguous to the corporate limits of the City of Eloy, with the exterior boundaries of the territory proposed to be annexed shown on the map attached hereto, marked Exhibit "A" made a part hereof, request the City of Eloy to annex the following described territory, provided that the requirements of A.R.S. §9-471, and amendments thereto, are fully observed.

The description of the territory proposed to be annexed, not already within the present limits of the City of Eloy and located in Pinal County, is attached as Exhibit "B":

[illegible]



KAEKO ENGINEERING 12409 W. INDIAN SCHOOL ROAD AVONDALE, ARIZONA 85392 PHONE: 623.536.1993	CONCAST - ELOY ANNEXATION EXHIBIT		DATE: 4/30/25
	PLAN VIEW	SHEET OF 1 2	PROJECT #: 7025007
EXH-A			

EXHIBIT B

LEGAL DESCRIPTION

PARCEL NO. 1:

THE WEST 950.00 FEET OF TRACT C, MIDWAY INDUSTRIAL DISTRICT, PER MAP RECORDED IN BOOK 8 OF MAPS, PAGE 17, IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

EXCEPT THE WEST 145.00 FEET OF THE SOUTH 600.00 FEET THEREOF, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-0290.

PARCEL NO. 2:

THE WEST 145.00 FEET OF THE SOUTH 600.00 FEET OF TRACT C, MIDWAY INDUSTRIAL DISTRICT, PER MAP RECORDED IN BOOK 8 OF MAPS, PAGE 17, IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-0280.

PARCEL NO. 3:

THE NORTH 200 FEET OF TRACT B, MIDWAY INDUSTRIAL DISTRICT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 8 OF MAPS, PAGE 17, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-0260.

PARCEL NO. 4:

THE TRACK B LESS THE NORTH 200 FEET, MIDWAY INDUSTRIAL DISTRICT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 8 OF MAPS, PAGE 17, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-0270.

PARCEL NO. 5:

704-11-12-71CC PAR 2 30' W x 1261' L, 37,830.00 S.F., 0.87 ACRES, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-032.

GUANO ROAD RIGHT OF WAY:

A PORTION OF THE RIGHT OF WAY OF GUANO ROAD, A 60' RIGHT OF WAY BY 849' DISTANCE NORTH FROM WEST ADAMS ROAD RIGHT OF WAY LIMIT.

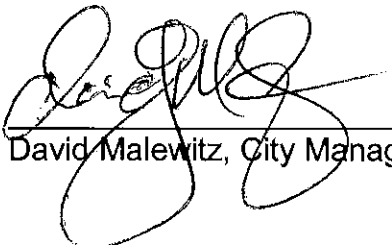
	PROJECT #: 7025007		
	DATE: 4/30/25		
	CONCAST ELOY ANNEXATION EXHIBIT	DATE: 4/30/25	
LEGAL DESCRIPTION	SHEET OF 2 2	EXH-B	

AFFIDAVIT REGARDING ANNEXATION
CASE NO. A2025-001

Personally appears before me, David Malewitz, who, first being duly sworn,
deposes and says as follows:

1. I make this affidavit of my own personal knowledge.
2. I am the duly appointed City Manager of the City of Eloy, Arizona and I am qualified to make this affidavit on behalf of and for the City.
3. I have made a diligent search of the records of the Office of the Clerk of the City of Eloy and of the Office of the Pinal County Recorder for any annexation filing which might involve territory sought to be annexed in the City/Town Annexation Petition, which is filed herewith, with exhibits, in the Office of the Pinal County Recorder.
4. I hereby affirm, pursuant to A.R.S. §9-471(A)(6), that no part of the territory for which the attached Annexation Petition is filed is already subject to an earlier filing for annexation.

FURTHER AFFIANT SAYETH NOT.



David Malewitz, City Manager

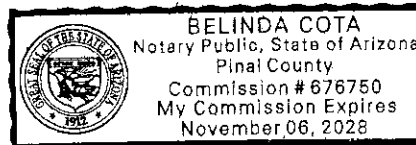
SWORN TO AND SUBSCRIBED before me

this 13TH day of MAY, 2025.



Notary Public for the State of Arizona

My commission expires: NOVEMBER 06, 2028



WHEN RECORDED, RETURN TO:

City Clerk
City of Eloy
595 North C Street
Suite 104
Eloy, Arizona 85131

ORDINANCE NO.: 25-989

Annexation Case No.: 2025-001

(Concast – Eloy Annexation)

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ELOY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF ELOY, PINAL COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF ELOY OF ±30.12 ACRES OF LAND AND FUTHER EXTENDING THE JURISDICTIONAL BOAUNDARES OF THE ELOY FIRE DISTRICT TO CORRESPOND WITH THE PROPERTY HEREINAFTER WITHIN THE BOUNDARIES OF THE CITY OF ELOY; ESTABLISHING TRANSLATION ZONING TO GENERAL INDUSTRIAL (I-2); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition in writing, accompanied by a map or plot of said real property, having been filed and presented to the Mayor and City Council of the City of Eloy, Arizona, signed by the owners of more than one-half in value of the real and personal property and more than one-half of the persons owning real and personal property as would be subject to taxation by the City of Eloy in the event of annexation within the territory and land hereinafter described as shown by the last assessment of said property, which said territory is contiguous to the City of Eloy, and not now embraced within its limits, asking that the property more particularly herein after described be annexed to the City of Eloy, and to extend and increase the corporate limits of the City of Eloy so as to embrace the same; and,

WHEREAS, the Mayor and City Council of the City of Eloy, Arizona, are desirous of complying with said petition and extending and increasing the corporate limits of the City of Eloy and the boundaries of the Eloy Fire District to include said territory; and,

WHEREAS, the said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the City of Eloy, and had attached thereto at all times an accurate map of the territory desired to be annexed; and,

WHEREAS, no alterations increasing or reducing the territory sought to be annexed have been made after said petition had been signed by any owner of real and personal property in such territory; and,

WHEREAS, the provisions of A.R.S. 9-471, and amendments thereto, have been fully observed; and,

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the City Clerk of the City of Eloy, Arizona, together with a true and correct copy of the original petition referred to herein, which is on file in the office of the Pinal County Recorder.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, ARIZONA, AS FOLLOWS:

SECTION 1. That the following described territory be, and the same hereby is, annexed to the City of Eloy, and that the present corporate limits be, and the same hereby are, extended and increased to include the following described territory contiguous to the present City limits, to wit:

See EXHIBITS "A" and "B" to this Ordinance

SECTION 2. That a copy of this ordinance, together with an accurate map of the territory hereby annexed to the City of Eloy, certified by the Mayor of said City, be forthwith filed and recorded in the office of the County Recorder of Pinal County, Arizona and that a copy of this ordinance be provided to the Clerk of the Board of Supervisors of Pinal County, Arizona.

SECTION 3. That the ±30.12 acres property is zoned as General Industrial (I-2) in the City of Eloy as transitional zoning from Industrial Zone (CI-2) in Pinal County.

SECTION 4. This ordinance shall become effective as provided by law, and the annexation will become final on August 14, 2025.

PASSED AND ADOPTED by the Mayor and City Council of the City of Eloy, Arizona, this 14th day of July, 2025.

By:

Andrew Sutton, Mayor

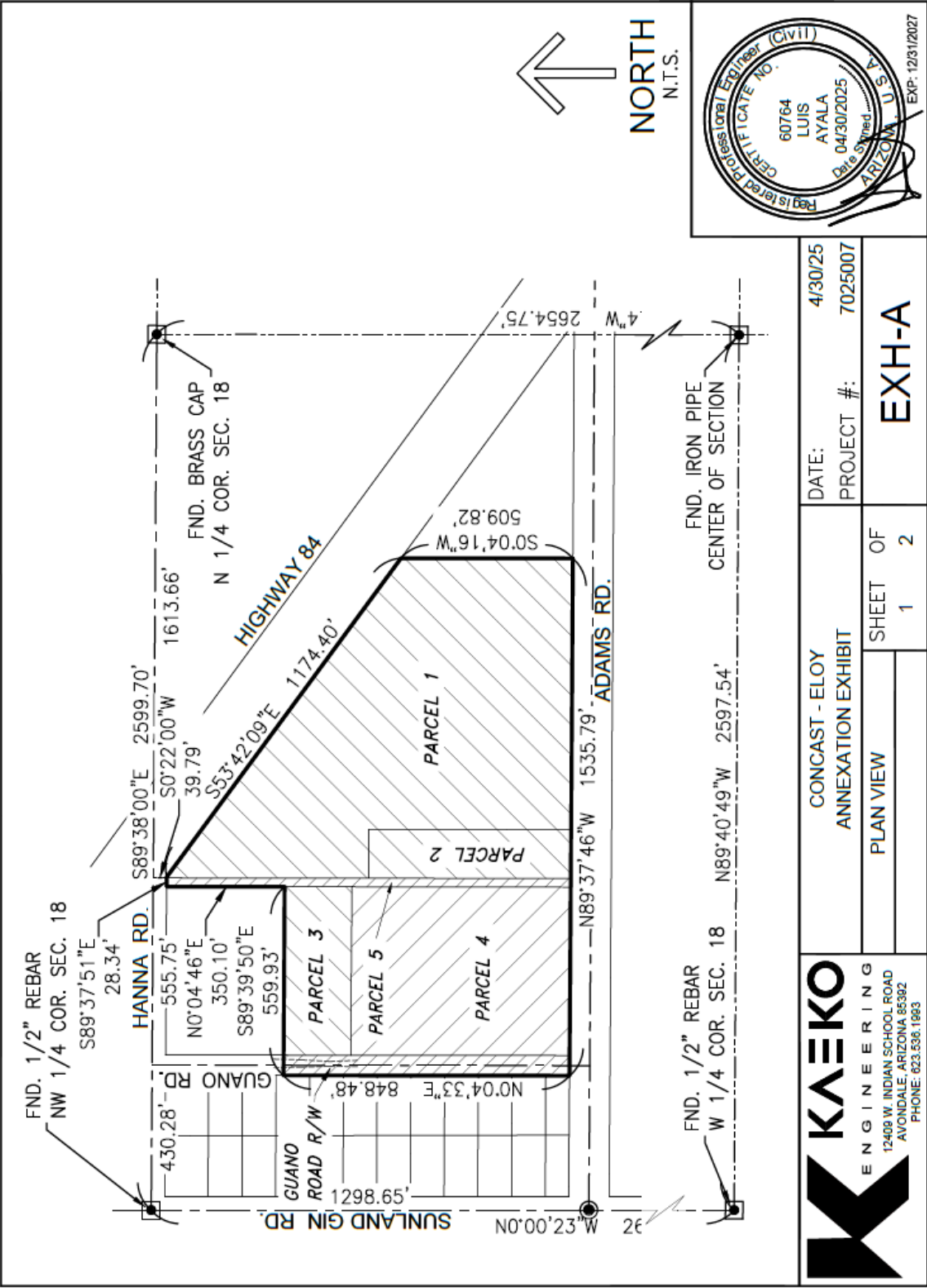
ATTEST:

Celine A. Kidwell, City Clerk

APPROVED AS TO FORM:

Stephen R. Cooper, City Attorney

Exhibit A Legal Description Map



KA EKO ENGINEERING 12409 W. INDIAN SCHOOL ROAD AVONDALE, ARIZONA 85382 PHONE: 623.536.1993	CONCAST - ELOY ANNEXATION EXHIBIT	DATE: 4/30/25 PROJECT #: 7025007	EXH-A
	PLAN VIEW	SHEET OF 1 2	

Exhibit B
Legal Description

EXHIBIT B

LEGAL DESCRIPTION

PARCEL NO. 1:

THE WEST 950.00 FEET OF TRACT C, MIDWAY INDUSTRIAL DISTRICT, PER MAP RECORDED IN BOOK 8 OF MAPS, PAGE 17, IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

EXCEPT THE WEST 145.00 FEET OF THE SOUTH 600.00 FEET THEREOF, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-0290.

PARCEL NO. 2:

THE WEST 145.00 FEET OF THE SOUTH 600.00 FEET OF TRACT C, MIDWAY INDUSTRIAL DISTRICT, PER MAP RECORDED IN BOOK 8 OF MAPS, PAGE 17, IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-0280.

PARCEL NO. 3:

THE NORTH 200 FEET OF TRACT B, MIDWAY INDUSTRIAL DISTRICT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 8 OF MAPS, PAGE 17, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-0260.

PARCEL NO. 4:

THE TRACK B LESS THE NORTH 200 FEET, MIDWAY INDUSTRIAL DISTRICT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 8 OF MAPS, PAGE 17, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-0270.

PARCEL NO. 5:

704-11-12-71CC PAR 2 30' W x 1261' L, 37,830.00 S.F., 0.87 ACRES, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-032.

GUANO ROAD RIGHT OF WAY:

A PORTION OF THE RIGHT OF WAY OF GUANO ROAD, A 60' RIGHT OF WAY BY 849' DISTANCE NORTH FROM WEST ADAMS ROAD RIGHT OF WAY LIMIT.

	CONCAST ELOY ANNEXATION EXHIBIT		PROJECT #: 7025007	
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		2 2	EXH-B	

CERTIFICATION OF MAP

MAP OF AREA TO BE ANNEXED

I, Andrew Sutton, Mayor of the City of Eloy, Arizona, do hereby certify that the foregoing map is a true and correct map of the territory annexed under and by virtue of the petition of the real and personal property owners in the said territory and by Ordinance No. 25-989, annexing the territory described in Ordinance No. 25-989 and as shown on said map as a part of the territory to be included within the corporate limits of the City of Eloy, Arizona.

By:

Andrew Sutton, Mayor

ATTEST:

Celine A. Kidwell, City Clerk

Signed and Recorded Petitions

The signed and recorded annexation petitions will be on file with the City of Eloy City Clerk's Office