



**PUBLIC NOTICE
THE ELOY CITY COUNCIL
and
PLANNING & ZONING COMMISSION
Meets
Wednesday, October 15, 2025
5:00 PM
ELOY CITY HALL COMMUNITY ROOM
595 NORTH C STREET
ELOY, ARIZONA 85131
For a
WORK SESSION**

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Unscheduled Public Appearances**
- V. Discussion Items**
 - A. Airpark Area Plan, Plan Development Process and Public Participation Plan
- VI. Adjournment**

POSTED BY 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.”

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 COMMISSION AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.

CITY OF ELOY

REQUEST FOR CITY COUNCIL AND COMMISSION ACTION

Agenda Item: **V.A.**

Date: **10/15/2025**

Date submitted:
10/10/2025

Action: Other

Subject: Airpark Area Plan, Plan
Development Process and Public
Participation Plan

Date requested:
10/15/2025

TO: Mayor and City Council, and Planning and Zoning Commission

FROM: Dan Symer, Community Development Director

RECOMMENDATION:

Staff recommends that the City Council and the Planning and Zoning Commission hold a joint work session on the Airpark Area Plan, the plan development process, and the proposed public participation plan.

DISCUSSION:

The City of Eloy is taking a bold step toward shaping its future with a specific plan for the growth and development around the Eloy Airport. The airport area is identified as a "Growth Area" in the current General Plan. The objective of this plan is to establish a dynamic and forward-thinking vision for the area, with clear goals, policies, and actions to guide land uses, growth, development, circulation, and infrastructure. The plan envisions an employment-centric district that balances airport operations and growth potential, while providing a mix of supportive land uses and creating sensitive edge transitions to adjacent residential development.

As shown in the process and timeline graphic at the top of page 9 of the attached Public Participation Plan (PPP), the timeline to complete the Airpark Area Plan project takes approximately 15 months, from initiation to City Council decision (November 2025). Throughout this period, staff and consultants will engage the community, property owners, and businesses to gather input and feedback, helping to create a collective foundation for a shared vision and strategic plan for the airport's growth and development. In conjunction with the General Plan, the Airpark Area Plan will serve as Eloy's primary policy document for the area, guiding important decisions related to public investments, regulations, and development. The plan aims to promote compatible growth with an emphasis on supporting the airport and providing employment and economic opportunities through a comprehensive approach that builds on the General Plan and reflects the community's values and aspirations.

To ensure that the Airpark Area Plan accurately represents the community's needs and desires, a comprehensive PPP has been developed. Upon review of the plan by the

City Council and Planning and Zoning Commission, the PPP will be provided in English and Spanish. This plan uses a variety of outreach methods—beyond traditional public hearings—to engage with as many people as possible. These methods include online surveys, one-on-one interviews (both in-person and virtual), community workshops, open-house meetings, and participation in local events. The proposed inclusive approach aims to ensure that everyone in the community, from residents to property owners and business leaders, has the opportunity to share their voice in shaping the Plan. During the work session, an overview of the PPP and our engagement process will be provided.

FISCAL IMPACT:

No fiscal impacts are anticipated from this agenda item.

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

Eloy Airpark Area Plan

Public Participation Plan

October 2025





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INTRODUCTION

The City of Eloy has initiated the development of the Eloy Airpark Area Plan. The effort aims to establish a specific area plan to guide the growth and development of the Eloy Municipal Airport and Airpark. The Airpark Plan will align with the City's General Plan but provide more details to guide zoning and development decisions specific to the Airpark. The predominant purpose of the area plan is to ensure the Airpark remains relevant, responds to new opportunities, and addresses challenges facing the Airport.

The Eloy Airpark Area Plan (AAP) will derive from a comprehensive public participation and input process in which the community's remarks, comments, and opinions will be foundational. The primary policy areas that the AAP will address include land use, circulation (transportation), economic development and vitality, housing, environmental planning, and public facilities for the Airpark's designated area of influence.





The objective of all engagement activities will be to better understand the community and stakeholders' perspectives on the primary policy areas as well as the current and desired conditions of the Airpark. Throughout this process, community participants will have the opportunity to learn about the primary policy areas of the plan, hear from other community members, provide comments and feedback on the Airpark Area of Influence boundary, new considerations, and strategies, identify challenges they are currently facing, and explore potential opportunities.

To ensure the AAP aligns with the community's vision, this Public Participation Plan (PPP) describes the activities and community outreach methods that will be utilized to engage the public and attract both a targeted and broad audience to participate in the Airpark Area Plan (AAP). The PPP will:

- Introduce the project team
- Define participation strategies and activities
- Provide an anticipated participation timeline

The PPP is a dynamic document that will evolve, adapting tools and techniques to meet project needs as they arise. Events and activities may be added throughout the planning process to engage more residents, property owners, and businesses in Eloy. Additionally, components of the PPP will be transformed into visually appealing and informative infographics, which will be available on the project website.

AIRPARK AREA PLAN ELEMENTS

While the Arizona Revised Statutes (ARS) 9-461.08 do not require specific elements for inclusion in a specific area plan, several have been identified as relevant to the project. Those include airport area of influence, land use, circulation, public services/facilities, housing, environment and economic development. The AAP will study and respond to these elements as they relate to the airpark. Each of the elements will eventually have goals, policies, and action items associated, which will utilize all community input collected throughout the project.

This PPP will promote meaningful, inclusive, and productive public engagement, providing practical, early, and continuous notification and participation opportunities for community members throughout the entire AAP process.



PROJECT TEAM AND COMMUNITY GROUPS

Project Team

The Project Team below includes key City of Eloy staff members and the consultant team. Led by Logan Simpson, the consultant team includes representatives from Elliot D. Pollack & Company, Kimley-Horn, Coffman Associates, and Peacemaker Aviation. Many support staff from the City of Eloy and the consultant team will also be participating in the AAP and lend their expertise during the process.

Project Team	Organization	Role
Dan Symer	City of Eloy	Community Development Director and Project Manager for the AAP
David Malewitz	City of Eloy	City Manager
Mackenzie Letcher	City of Eloy	Assistant City Manager
Kristina Wasiniak	City of Eloy	Business Manager for Public Works
Matt Rencher	City of Eloy	Public Works Director/ City Engineer
Miriam McGilvray	Logan Simpson	Project Manager
Bruce Meighen	Logan Simpson	Project Advisor
Heather Garbarino	Logan Simpson	Assistant Project Manager
Rick Merritt	Elliot D. Pollack & Company	Housing, Cost of Development, and Economic Growth Lead
Chris Joannes	Kimley-Horn	Circulation, Water Resources, Public Services and Facilities Lead
Kory Lewis	Coffman Associates	Airport Operations, Land Use, Noise and Safety
Rusty Mitchell	Peacemaker Aviation	Aviation and Military Compatibility Lead

Community Groups

All community members and interest groups will be invited to participate throughout the AAP process. The following list provides a general outline of groups that will be engaged throughout the process. During the winter of 2025-26, it is anticipated that members of these groups will be interviewed, as described in the *Community Conversations* section of this report.



Key Interest Groups		
City Elected Officials, Boards and Commissions	Chamber of Commerce and Pinal Partnership	Businesses and Employers
State, Federal, County, and other Local Agencies	Utility Providers	Airpark Area Landowners
Residential Neighborhoods	Federal Aviation Authority (FAA)	Airport Consultants

Boards and Commissions

Throughout the AAP process, the Project Team will present to and solicit feedback and direction from the City Council and Planning & Zoning Commission. Early and continuous involvement of elected and appointed officials is beneficial to the AAP effort. A joint kickoff meeting with the City Council and Planning & Zoning Commission is planned for October 2025, and regular updates will be provided periodically throughout the project. Public hearings are anticipated to be held with the City Council and Planning & Zoning Commission voting to approve and adopt the Airpark Area Plan through ordinance or resolution in Fall 2026.

PUBLIC PARTICIPATION STRATEGIES

Public participation is a key component of an inclusive planning process. Meaningful input from the Eloy community provides valuable direction to inform the AAP's vision, goals, and policies, and ensures that the City and the Project Team listen and respond to the community's needs and desires.

The Project Team believes that all community members should have a voice in the AAP. The following includes anticipated events and techniques that are intended to engage interested community members throughout the process. Specific details of these activities will be broadly advertised and published on the city and project websites and city social media.



Engagement Tracking

Demographic and geographic information will be collected throughout the AAP process to gauge participation. Using this information to track engagement, the Project Team can adjust engagement tools and techniques to encourage participation from underrepresented groups.

Project Website

Public engagement activities and all project documents will be accessible on the combined General Plan Update and Airpark Area Plan project website. The City's website and social media will also provide links and AAP information. The project website will include community event details, feedback opportunities, interactive mapping, questionnaires, quick polls, and more. The Project Team will maintain the project website, while City Staff will coordinate the information on the City's website and social media. A direct link to the Airpark Area Plan's specific webpage will be used to direct interested parties from the City's website and other project-specific promotional materials.

Promotional Materials

Regular updates will be provided in both written and digital forms, detailing project progress to increase awareness and encourage community engagement. Project materials, such as flyers, newsletters, social media posts, etc., will help the Project Team increase awareness and participation in the AAP. Local media news releases, all City social media platforms, and E-lists will also be used to advertise public events and solicit public participation and comments.

Online Questionnaires

Three questionnaires will be developed prior to and concurrently with community workshops and events to garner feedback and will also provide an opportunity to participate in community workshops electronically. Links to these questionnaires will be included on the project website, available at all community events, and distributed through email lists and social media. The first questionnaire will be distributed in October 2025, the second in Winter 25–26, and the final in Spring 2026.



Community Conversations

A series of in-person and virtual one-on-one and group interviews will be held during the Winter of 2025–26 to listen to community members' perspectives on challenges and opportunities for Eloy Airpark and to set the foundation for the area plan. City staff and the Project Team will compile a broad list of potential community groups and stakeholders, which will evolve throughout the AAP process as additional groups are identified. Community members and interest groups will be invited to participate via email.

Community Events

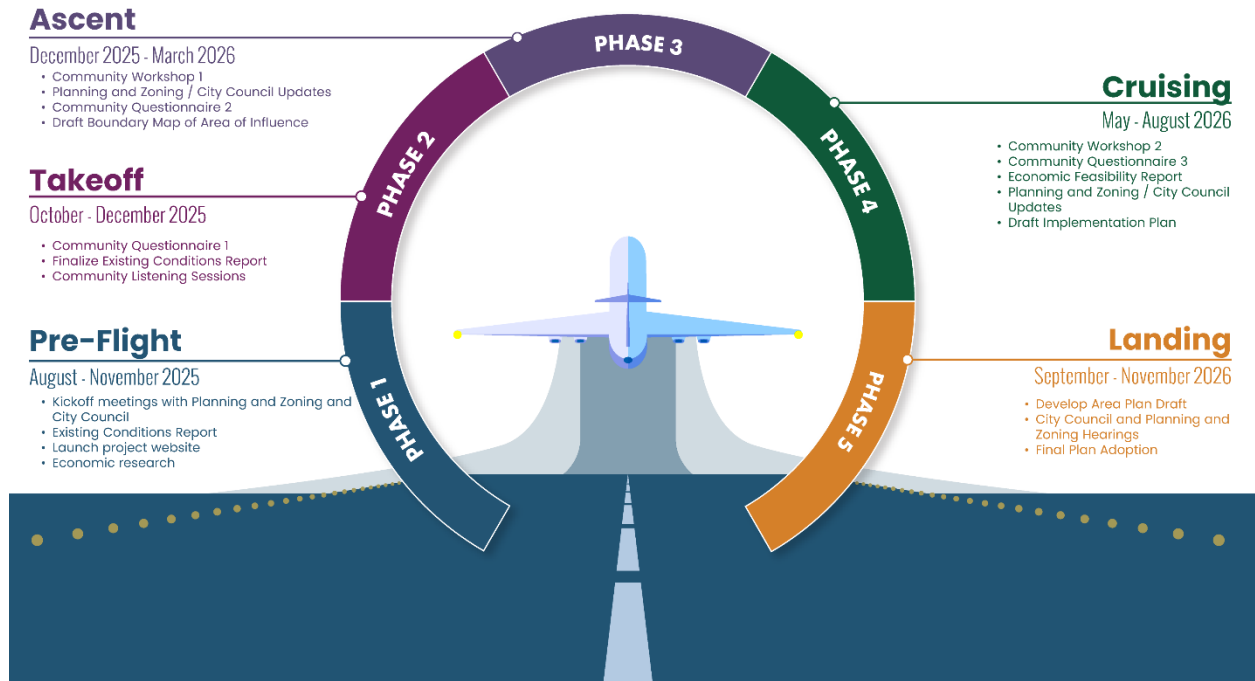
Following the launch of the project website and the commencement of the initial community questionnaire and interviews, the first of two in-person interactive workshops will be held in Winter 2025–26. Workshops are intended to garner direction on the desired growth scenarios for the Airpark. In addition to the workshops, a community drop-in event, such as community festivals, concerts, parades, or school events, will be utilized as an additional opportunity to educate and involve the community.

Innovative Use of Technology

The Project Team will use social media, a dedicated project website and the City's website for meeting and input notifications. Additional innovative technology utilization options include 2D and 3D mapping, ArcGIS Urban, ArcGIS StoryMaps, infographics, immersive 360-degree panorama images, and augmented reality, renderings, and modeling to help participants better visualize ideas.

PUBLIC PARTICIPATION SCHEDULE

The AAP process was initiated in August 2025, with an anticipated completion date of November 2026 following an anticipated City Council adoption in October 2026. Throughout the AAP process, community members will have numerous opportunities to participate, and each AAP public event will be broadly advertised. Public participation events and activities will be held between October 2025 and September 2026, as shown on the At-A-Glance Schedule below.



PUBLIC PARTICIPATION TASK	TIMING
PHASE 1: PRE-FLIGHT	
Joint Kick-off Meeting with P&Z Commission / City Council	Oct. 2025
Existing Conditions Analysis and Economic Research	Oct. – Nov. 2025
Launch Project Website	Oct. 2025
PHASE 2: TAKEOFF	
Conduct Listening Sessions (Up to 16)	Oct.– Nov. 2025
Prepare and Distribute Questionnaire 1 – SWOT	Oct. – Nov. 2025
Joint Update Meeting with P&Z Commission / City Council	Dec. 2025
Finalize Existing Conditions Report	Dec. 2025
PHASE 3: ASCENT	
Conduct Visioning Workshop (1 in person)	Jan. 2026
Informational Booth (1 in person)	Jan. 2025
Questionnaire 2 (Q2) Visioning / Plan Boundaries	Dec. 2025 – Jan. 2026
Draft Visioning Summary	Feb. 2026
PHASE 4: CRUISING	
Joint Update Meeting with P&Z Commission / City Council	Feb. 2026
Conduct Scenario/Options Workshops (1 In person)	July 2026



PUBLIC PARTICIPATION TASK		TIMING
Host Informational Booth (1 in person)		June 2026
Questionnaire 3 (Q3) Scenarios/Options		June 2026
Draft Scenarios Summary		Aug. 2026
Joint Update Meeting with P&Z Commission / City Council		Aug. 2026
PHASE 5: LANDING		
Draft Airpark Area Plan Draft		Sep. 2026
Present at P&Z Commission Hearing		Oct. 2026
Present at CC Hearing		Nov. 2026