



**PUBLIC NOTICE
PLANNING & ZONING COMMISSION**

Meets

Wednesday, December 17, 2025

6:00 PM

**ELOY CITY COUNCIL CHAMBERS
595 NORTH C STREET
ELOY, ARIZONA 85131**

AGENDA

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Public Appearances

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

V. Motion to approve the minutes of the Planning and Zoning Commission

A. November 19, 2025, Planning and Zoning Commission Meeting Minutes.

VI. Consent Agenda

A. All items listed on the consent agenda may be enacted by one motion and one roll call vote of the Planning and Zoning Commission. Unless a commission member or member of the public so requests a separate discussion be held on any item, the item will be removed from the consent agenda and considered in its normal sequence on the agenda. The commission shall conduct a Public Hearing and possibly take action on the following:

1. Case No. PP2025-001: Sunshine Industrial Park. A request by the Rose Law Group, PC, on behalf of WSI Development Sub, LP, ET AL, and Walton Sunshine Industrial, LP, for a 26-lot subdivision containing approximately 148.36 acres, with Light Industrial (I-1) zoning.

2. Case No. RZPAD2025-003: AZ Skydive. A request by Jessica Sarkissian, of Upfront Planning & Entitlements, LLC, as the applicant on behalf of LLSS, LLC, Lawrence E & Lillian A Hill, and Drop Inn Motel & RV Park, LLC, to rezone an approximately 76-acre

site located approximately 2,215 feet north of the northeast of North Tumbleweed Road and West Shedd Road from Light Industrial (I-1) and General Industrial (I-2) to Light Industrial (I-1) and General Industrial (I-2) with the Planned Area Development Overlay (PAD).

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

- A. General Plan Update - Mapping the Future Outreach Summary
- B. Conduct a public hearing and make a recommendation to the Eloy City Council on the following: Case No. GPA2024-005 and RZ2024-004: Eloy 310. A requests by Julie Vermillion, of Coe & Van Loo Consultant, on behalf of TES Farms for a major General Plan Amendment from Community Commercial and Light Industrial to Mixed-Use consisting of approximately 310 acres located approximately 1237 feet east of the northeast corner of North Sunland Gin Road and West Shedd Road; and, a request to rezone an approximately 310-acre site located approximately 1237 feet east of the northeast corner of North Sunland Gin Boulevard and West Shedd Road from Single-Family Residential (R1-12) to Light Industrial (I-1) and Multiple Family Residential (R-3).

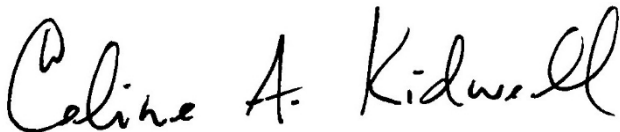
VIII. Informational Item:

- A. Planning and Zoning Commission members and staff will update the public on relevant events and activities they have attended since the last meeting and any future events, activities, and potential agenda items. These items are for information only—no action will be taken.

IX. Motion to Adjourn

POSTED BY AT ELOY CITY HALL, ELOY POST OFFICE, AND CITY WEBSITE: www.loyaz.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.