



**PUBLIC NOTICE
THE ELOY CITY COUNCIL
Meets
MONDAY, JANUARY 12, 2026
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
- B. Unscheduled

VI. Reports and Announcements

- A. Mayor's Announcements
- B. Council Members' Announcements
- C. City Manager's Announcements
 - 1. Eloy Police Chief Council Briefing

VII. Consent Agenda

*A. Approval of Minutes — No minutes to approve at this time.

- | | |
|--|-----------------|
| *B. Adopt Resolution No. 26-1639 authorizing officers/agents to deposit, transfer, and withdraw monies with Enterprise Bank and Trust for the Magistrate Checking Account. | Brian Wright |
| *C. Adopt Resolution No. 26-1640 authorizing officers/agents to deposit, transfer, and withdraw monies with Enterprise Bank and Trust. | Brian Wright |
| *D. Adopt Resolution No. 26-1641 authorizing officers/agents to deposit, transfer, and withdraw monies with the Local Government Investment Pool (LGIP). | Brian Wright |
| *E. Adopt Resolution No. 26-1642 authorizing officers/agents to deposit, transfer, and withdraw monies with Western Alliance Bank. | Brian Wright |
| *F. Adopt Resolution No. 26-1643 adopting the Amended Consolidated rate and fee schedule for Community Development and Public Works, with the effective date of February 16, 2026. | Dan Symer |
| *G. Authorize the Mayor to execute Contract No. 2026-02-COE between the City of Eloy and Gould 1st Construction, LLC to provide code enforcement remediation services. | Dan Symer, AICP |
| *H. Approve 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 Preliminary Plat subdivision containing approximately 148.36 acres, with Light Industrial (I-1) zoning. | Dan Symer, AICP |
| *I. Adopt Ordinance 26-997, finding that the applicable criteria have been met and approving Case No. RZPAD2025-003: Skydive Arizona. 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). | Dan Symer, AICP |
| *J. Adopt the resolution and ordinance finding that the applicable criteria have been met and approving a major General Plan Amendment and an Amendment to the Zoning Map (Rezone) submitted by Julie Vermillion of Coe & Van Loo Consultants on behalf of TES Farms, for the property located | Dan Symer, AICP |

approximately 1,237 feet east of the northeast corner of North Sunland Gin Road and West Shedd Road, consists of approximately 310 acres, as follows:

1. Resolution No. 26-1647, Case No. GPA2024-005, Eloy 310. A major General Plan Amendment from Community Commercial and Light Industrial to Mixed-Use; and
2. Ordinance No. 26-998, Case No. RZ2024-004, Eloy 310. An Amendment to the Zoning Map (Rezone) to rezone the property from Single-Family Residential (R1-12) to Light Industrial (I-1) and Multiple Family Residential (R-3).

- *K. Approval of a Memorandum of Understanding With Desert Rose Bahá'í Institute for a Cooperative Relationship with the DRBI Radio Station in Times of Emergency.

Stephen Cooper

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

- A. Conduct a public hearing, and consider adopting Resolution No. 26-1644, finding that the applicable criteria have been met, and approving Case No. GPA2025-003: Hideout Ranch Entertainment Center, an application for a minor General Plan Amendment from Parks/Open space to Community Commercial, submitted by Tanner Peterson, on behalf of Petersen Eloy 501, LLC and Attaway & 287, LLC, for a property located at 1505 N Toltec Rd and 3500 W Clubhouse Dr., consisting of approximately 19.75 acres.
- B. Conduct a public hearing, and consider adopting Ordinance No. 26-996, finding that the applicable criteria have been met, and approve Case No. RZPAD2005-63.A1: Hideout Ranch Entertainment Center, an Amendment to the Zoning Map (Rezone), to rezone the property from Open Space Recreational (OSR), Multiple Family Residential (R-3), and Single Family Residential (R1-6) with the Planned Area Development Overlay (PAD) to General Commercial (C-2) PAD with modified design, development, and land use standards, submitted by Tanner Peterson, on behalf of Petersen Eloy 501, LLC and Attaway & 287, LLC, for a property located at 1505 N Toltec Rd and 3500 W Clubhouse Dr., consisting of approximately 19.75 acres.
- C. Adoption of Resolution No. 26-1648 declaring a public record for that certain document filed with

Dan Symer, AICP

Dan Symer, AICP

Dan Symer, AICP

the City Clerk and entitled "RZPAD2005-63.A1: Hideout Ranch Entertainment Center PAD Development Plan."

- D. Conduct a public hearing, and consider adopting Resolution No. 26-1645, finding that the applicable criteria have been met, and approve Case No. CUP2025-008: Hideout Ranch Entertainment Center, a Conditional Use Permit for Commercial Entertainment, Outdoor, submitted by Tanner Peterson, on behalf of Petersen Eloy 501, LLC and Attaway & 287, LLC, for a property located at 1505 N Toltec Rd and 3500 W Clubhouse Dr., consisting of approximately 19.75 acres.

Dan Symer, AICP

- E. Consider adopting Resolution No. 26-1646, authorizing the Mayor to execute Contract No. 2026-01-COE, a Development Agreement between the City of Eloy and Petersen Eloy 501, LLC and Attaway & 287, LLC, pertaining to the submittal of a comprehensive Traffic Impact Analysis and providing warranted traffic mitigation improvements.

Dan Symer, AICP

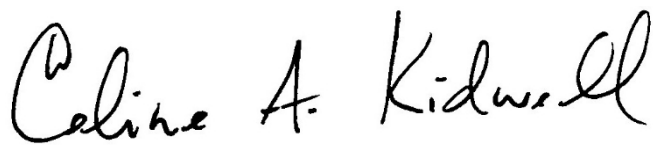
IX. Executive Session

A. Discussion of legal matters/consultation with the City Attorney, City Staff and/or the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding the for the that are the subject of negotiations, pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation. Pursuant to A.R.S. § 38-431.03 (A) (3) and (4) for the following matters: 1. Amended Consolidated rate and fee schedule Agenda Consent Item VII. F.2. Authorizing the Mayor to execute Contract No. 2026-02-COE between the City of Eloy and Gould 1st Construction LLC, to provide code enforcement remediation services, Consent Item VII. G.3. Hideout Ranch Entertainment Center Agenda Business Items VIII. A through E. B. 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 AT ELOY CITY HALL, ELOY POST OFFICE, AND CITY WEBSITE:
www.eloyaz.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 COUNCIL AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.