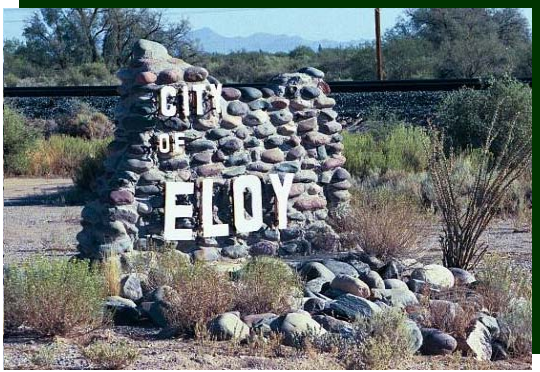


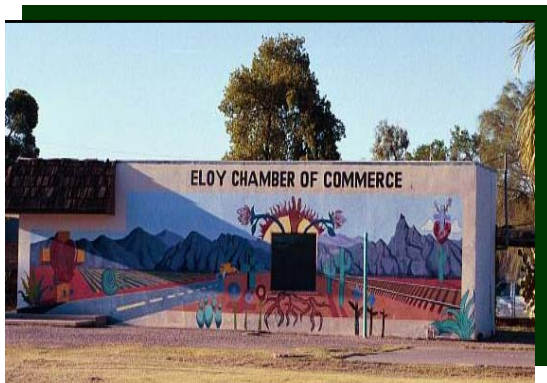


1.0 INTRODUCTION



The City of Eloy General Plan provides a long-term vision for Eloy's development that guides the City's citizens, businesses, and officials. The General Plan was developed in consideration of the City's unique history and geography, its vision for the future, and state requirements. The General Plan will guide Eloy as it grows and changes, aiding it to continue to meet the needs and desires of its residents. To provide the appropriate background, the Introduction is organized into the following four sections:

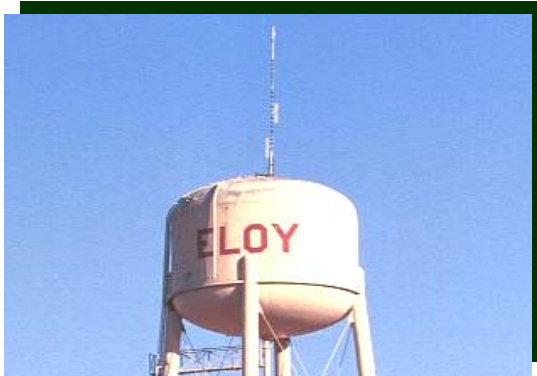
- History and Context
- City Government
- General Plan Background
- Purpose of the General Plan



1.1 HISTORY AND CONTEXT

Eloy traces its origins back to before the beginning of the 20th Century, when the Southern Pacific Railroad was built to connect Tucson and Casa Grande. Following the construction of a dam across the Santa Cruz River near Eloy in 1908, the area became known for the production of cotton and other agricultural products.

The City of Eloy officially incorporated in 1949 and was home to approximately 4,700 residents. The Toltec area was annexed in 1965, increasing the City's incorporated area to 11 square miles. By 2000, the City's population had increased to 10,375 residents and its size to 71 square miles.



Historically, the City's economy has been largely dependent upon agriculture. In fact, during harvest time, the City's population could temporarily swell to three times the year-round population. More recently, the City's economy has diversified, with over three-quarters of its businesses and nearly half its employment now in the industrial, wholesale/retail trade, and service sectors.



1.2 CITY GOVERNMENT

Cities in Arizona are voluntarily created by the local citizens, primarily for the purposes of self-determination, representation, and improvement. The local government provides a wide range of services that are tailored to meet the needs of the citizens and businesses located in their communities. Typically, these services are not provided by the private sector, underscoring the need for local government. Services provided by the City of Eloy include police protection, water/sewer, trash/landfill, roadways, courts, libraries, planning and development, and general administration.

Cities also improve the quality of life and sustainability of their communities by developing and enforcing policies related to economic development, land use, transportation, open space, and other issues. City leaders and staff strive to balance the multitude of opinions regarding these issues and to ensure that benefits are maximized to the community without infringing on the rights of the individual. The City of Eloy has an elected mayor and six elected council members, as well as a City Manager chosen by the City Council.

In order to provide services to the City's residents and businesses, local governments use revenues from a variety of sources. These revenue sources include taxes, user fees, and licenses, while other revenues are provided to the community through external sources, such as state and federal transfers. Similar to private businesses, it is critical that the local government's revenues and expenditures are effectively managed to maintain a long-term balance. In fiscal year 2000-2001, the City of Eloy had revenues of \$11.7 million and expenditures of \$10.0 million.

1.3 GENERAL PLAN BACKGROUND

The broad purpose of a General Plan is to provide the local community with a comprehensive approach to guide future development in the community. The General Plan applies to all land within the City's incorporated area, includes all subjects related to the community's development, and extends over a minimum 10-year timeframe. The General Plan identifies the community's goals as well as the policies and implementation measures necessary to achieve these goals.

Numerous issues signaled the need for an update to the Eloy General Plan. The City's most recent General Plan dates from

1988. Over the past 16 years, the City has grown significantly in terms of population and economic activity. In addition, numerous other plans, focusing on specific subjects or areas, have been prepared subsequent to the General Plan. Finally, the State of Arizona adopted legislation, known as Growing Smarter and Growing Smarter Plus, requiring all growing cities to adopt or substantially revise their General Plans. In the case of Eloy, the new General Plan was adopted by the City Council in December, 2001. The General Plan was then voted on and ratified by a majority of its citizens in May 2002.

For the purpose of preparing the General Plan, an area somewhat larger than the incorporated city limits has been used, as shown in Figure 1-1, *Eloy Study Area*. This larger area was chosen to account for the City's large sphere of influence. Generally, the study area is bounded by Selma Road on the north, Greene Reservoir Road on the south, Lamb Road on the west, and Picacho Highway on the east. The incorporated area includes 71 square miles and the study area includes approximately 160 square miles.

The General Plan is the product of a public participation process that began in mid-2000. At that time, three committees were formed: the Project Advisory Committee (PAC), the Technical Advisory Committee (TAC), and the Visioning Committee. These committees consisted of citizens, staff, and business leaders. In addition to the regular meetings held by these committees, three public meetings were held to gather opinions, discuss alternatives, and develop a preferred land use plan that underpinned the other elements of the updated General Plan. Information concerning the General Plan process was also disseminated through a newsletter in both English and Spanish. Providing support throughout this process was the City's planning consultant, URS Corporation.

1.4 PURPOSE OF A GENERAL PLAN

The General Plan should be used by all members of the community as well as other entities interested in the City's future. Key to using the General Plan is the understanding that while some of the goals within the plan may not be achievable in the near term, they are intended to guide the community's future development.

The remainder of the General Plan is divided into eight functional sections, or "elements." Each element shares a common format,



beginning with a summary of background information and discussions to provide context and a foundation for the plan. The goals, objectives, evaluation measures, and policies establish the City’s recommended direction and were derived from the public participation process. The related plan (and map, if appropriate to that element), verbally and graphically depicts the intent of the goals, objectives, evaluation measures, and policies. Finally, a matrix is specified that supports the element’s near-term implementation.

The following are the eight functional sections, or “elements” of the General Plan and its strategy for implementation:

Chapter	Title
2.0	Land Use Element
3.0	Circulation Element
4.0	Parks and Open Space Element
5.0	Housing Element
6.0	Environmental Planning Element
7.0	Growth Areas Element
8.0	Water Resources Element
9.0	Cost of Development Element
10.0	Implementation Summary

When using the General Plan, it is important to remember that each element comprises the element plan as well as its specific goal, objectives, and policies. Proposed development must conform to the relevant map and to the goal, objectives, and policies.



Figure 1-1, Eloy Study Area



Conformance may also be required across elements and between elements. Finally, as changes occur to Eloy’s internal and external physical, economic, and political environment; updating of the goal, objectives, evaluation measures, and policies contained within the General Plan may be warranted.

