



CITY OF ELOY

ARIZONA

May 2, 2014

Mr. Rick Miller, Growth Management Director
City of Coolidge
131 W. Pinkley Avenue
Coolidge, AZ 85128

RE: City of Eloy Comments on Draft 2025 General Plan dated March 3, 2014, "The Future Today"

Dear Rick:

On behalf of the City of Eloy, I am submitting these comments per the 60-day required review of the Draft General Plan for the City of Coolidge dated March 3, 2014. The following are Eloy's comments for your consideration:

1. Page 10 – Even though Coolidge acknowledges that the purpose of the Planning Area Boundary (PAB) is to "establish long range planning goals and policies" and the General Plan typically only addresses issues within the defined PAB, the City of Coolidge reserves the right to expand its planning boundary into Eloy's or Florence's municipal planning areas if a property owner requests it at any time. Coolidge's willingness to annex property beyond its current planning boundaries without regard to the City's ability to provide necessary services and facilities is contrary to good planning principles and practices. While Coolidge may consider extensions of its planning boundaries to be "minor" in nature, the recent annexation proposal filed by Coolidge south of Highway 287 into Eloy's Municipal Planning Area cannot reasonably be considered as "minor". The City of Eloy encourages Coolidge to respect the planning boundaries of its neighboring communities, which were approved by the majority of our respective citizenry.
2. Page 79 – The City of Coolidge indicates in the *Growth Areas Element* a desire to "implement smart growth strategies that encourage the outward expansion of development from those areas where services are readily available". It states further that "It is economically advantageous to develop residential, commercial and industrial properties where City services are available and have capacity to support the new growth." Coolidge's recent annexation proposal south of Highway 287 extends its municipal corporate limits up to 10 miles from your

existing services and facilities. Since the draft General Plan does not address how Coolidge intends to serve the area proposed for annexation outside its established PAB, this approach would seem to defy "smart growth strategies".

3. Page 109 – "The 2025 General Plan identifies a community desire to encourage infill development as a means to slow outward growth, to create vibrancy in the Downtown Core". Coolidge's willingness to extend its municipal boundaries approximately 10 miles from existing services and facilities would accomplish the very opposite of "infill development".
4. In summary, the City of Eloy would encourage Coolidge to adhere to the goals and policies articulated in its Draft General Plan by only pursuing annexations that will implement good planning principles, such as infill development and smart growth strategies.

Thank you for the opportunity to review Coolidge's Draft General Plan.

Sincerely,

CITY OF ELOY



Harvey Krauss
City Manager

Cc: Robert F. Flatley, Coolidge City Manager
Mayor Nagy and City Council Members