

A Regular Meeting of the Planning and Zoning Commission of the City of Coolidge was held in the Council Chambers, 911 S. Arizona Boulevard, Coolidge Arizona. Chairman Marsh called the meeting to order at 7:02 p.m. Those present in addition to Chairman Marsh were Commissioners Clarence White, Don Williams, Steve Hudson, Robert Marsh, Pete Kinser, Robert Harrison and Noah Hiscox. Also present were City Attorney, Tina Vannucci, Growth Management Director Alton Bruce, and Senior Planner Sue Laybourn See attached list.

PLEDGE OF ALLEGIANCE

Commissioner White led the Pledge of Allegiance.

Approval of the minutes for the regular meeting held on February 4, 2009.

There was no discussion on the minutes. **MOTION** was made by Commissioner White to approve the minutes as presented for the Regular Meeting of March 4, 2009. **SECOND** was made by Commissioner Williams and passed unanimously.

Presentations:

NONE

OLD BUSINESS

NONE

NEW BUSINESS

COOLPZ- 004-09: A Major Site Plan request by Coolidge Power, LLC on behalf of TransCanada, to provide a Generating Station, located at 859 E. Randolph Road, legally described as APN 401-30-001C.

Senior Planner Sue Laybourn stated that the site had been rezoned as part of a larger 454 acre rezoning in June 2008. She said the proposal complied with the requirements of the I-2 General Industrial Zone and met the criteria for a Major Site Plan review. The proposal is for a 575 MW simple-cycle natural gas-fired peaking power generation station, employing 6 people in total. Commissioner Hudson asked if the land was owned by the City of Mesa. Growth Management Director Alton Bruce said that it used to be. Commissioner Hudson asked where the power generated by the plant would be going to. Mr. Bruce

replied that it would be for SRP and explained the route it would take. Commissioner Hudson asked whether the proposed plant would bring any benefits to Coolidge. Mr. Bruce stated that it would generate substantial tax income for the city which would exceed the value of the services that we would provide to the plant. Commissioner Hudson asked whether the power plant would be close to the Western Emulsions Asphalt storage and distribution facility. Mr. Bruce explained that it was immediately to the south. Commissioner Hudson asked what would be done about improvements to Randolph Road. Mr. Bruce said that he is currently in discussions with all of the parties with an interest in Randolph Road and is scheduled to have a meeting next week. He said that Transcanada had retained AMEC Engineers to prepare a study and designs. He added that ADOT, Union Pacific and the City of Mesa would also be involved in the meeting. He said that, when the El Paso Compressor Station was approved, the Commission stipulated that they make a contribution towards improvements to Randolph Road. El Paso is contributing \$250,000. Transcanada are proposing to contribute \$350,000 with a \$50,000 completion bonus if the improvements are made within a specified amount of time. It is estimated that the total cost of improvements will be between \$1 million and \$1.2 million which would make Randolph Road three lanes and fully paved. Mr. Bruce pointed out that ADOT will require improvements on SR87 and, as yet, there is no estimate for that work and it would not apply to Transcanada. Transcanada want to get going because of the large pieces of equipment which will be moved onto the site. We have half the money that we need and it is hoped that the improvements will be finished by July 2010. Chairman Marsh asked what will be needed in terms of surfacing to

accommodate the large engines. Mr. Bruce replied that GE Engineers will advise. Chairman Marsh asked if it was possible that the engines could be brought to the site by rail. Mr. Bruce said that it was GE's call and pointed out that the nearest point would be Heritage Environmental to the south and that road transportation to the site would still be needed. There are twelve engines due and they will start arriving in February 2010, every two weeks. Commissioner Williams asked what the weight of the engines would be. Ms. Jenilee Roesch, representing the applicant, said that she was not sure. Commissioner Hiscox made a motion to recommend approval to the Mayor and City Council; Commissioner Williams seconded the motion which was passed unanimously.

COOLPZ-006-09: An Amendment to the Zoning Code to include: New definitions for Artisan Workshops and Arts and Crafts Studios. To allow for Artisan Workshops as a Conditional Use in all Residential, Mixed Use and Commercial Zones and as a Principally Permitted Use in Industrial Zones; To allow for Arts and Crafts Studios as a Principally Permitted Use in all Mixed Use, Commercial and Industrial Zones and as a Conditionally Permitted Use in Residential Zones.

Senior Planner Laybourn said that, at present, there is no provision in the Zoning Code to allow for Artisan uses in commercial zones. Adding these uses would be of benefit, particularly in the old Downtown area, as the Hyett Palma Study established that such uses would contribute towards revitalization. She added that making these conditional uses in residential and commercial zones would allow staff and Commissioners to ensure that there is no disturbance to neighboring properties. Growth Management Director Bruce said that we do have a proposed user. Chairman Marsh asked if there were any criteria. Mr. Bruce replied that it is why these are proposed as a conditional use so that Commissioners could add criteria. Commissioner White made a motion to recommend approval to the Mayor and City Council; Commissioner Hiscox seconded the motion which was passed unanimously.

REPORT FROM CHAIRMAN/CITY PLANNER

Growth Management Director Bruce gave further details about his forthcoming meeting with all parties on the

improvements to Randolph Road as well as the proposed railway sidings. He said that he also had a meeting scheduled with a potential investor because additional sidings will cost between \$3.5 and \$4 million. He said that Evergreen Devco had submitted an application for a second Walgreen's. He also told Commissioners that there have still been residential permits issued but that he believes that things are starting to pick up because we have developers beginning to talk to us about future proposals. He said there were 2,000 finished lots in Coolidge and, at the moment, there are no active builders in town. He provided an update on existing, entitled developments and said that both Verona and Vista del Monte had been acquired by an Investment Company, Walton International. They would, initially, focus on Vista Del Monte because of its location close to I-10. Chairman Marsh asked whether there was any way that the City could look after common area landscaping. Mr. Bruce replied that staff had talked at length about the issue but have yet to find a solution. He explained that the possibility of a Maintenance District had been explored but it can't be applied retroactively and, at the moment, the City can't step in because of budget issues. Commissioner Hudson asked whether the visit to Stinger Welding was still going ahead. Ms. Laybourn explained that it was likely to take place the week before the May Commission meeting.

CALL TO THE PUBLIC

None.

ADJOURNMENT

Commissioner Hiscox made a motion to adjourn the meeting, Commissioner Kinser seconded the motion. The vote to adjourn was unanimously approved. Meeting adjourned 7:29 pm.