

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 Williams called the meeting to order at 7:02 p.m. Those present in addition to Chairman Williams were Commissioners Steve Hudson, Clarence White, Robert Marsh, Pete Kinser, and Robert Harrison. Commissioner Noah Hiscox was absent. Also present were City Attorney, Tina Vannucci, Senior Planner Sue Laybourn and Executive Assistant Jacque Hendrie-Henry. See attached list.

PLEDGE OF ALLEGIANCE

Commissioner Hudson 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 Kinser to approve the minutes as presented for the Regular Meeting of February 4, 2009. **SECOND** was made by Commissioner Marsh and passed unanimously.

Presentations:

NONE

OLD BUSINESS

NONE

NEW BUSINESS

COOLPZ - 001-09: Conditional Use Permit request by Don Lopez on behalf of Coolidge Land and Acquisition Company, to provide Storage and distribution of asphalt located at 485 E. Randolph Road, legally described as APN 401-30-001A.

Senior Planner Sue Laybourn stated that this was located at the former Sunbelt Refinery which was built in 1989 and last operated in 1993. She stated that the site would be for asphalt storage and distribution, using existing tanks on the site. The asphalt would be transported by road and rail. She told the Commissioners that the Fire Chief wants a Knox-box and access to two of the three entrances. The applicant has agreed to this. The Air Quality certifications were granted to the applicant on February 28, 2009. **PUBLIC**

HEARING: Mr. Don Lopez, representing Western Emulsions, stated that the company had been in operation for thirty-two (32) years and that it sells asphalt and emulsions in Arizona, California, New Mexico and Texas and they wish to continue growing. Chairman Williams asked whether the site would just be for storage. Mr. Lopez replied that the site would be used for storage and sales. Chairman Williams asked whether there would be any production on site. Mr. Lopez stated that this would not be the case. Chairman Williams asked whether the company had permission from Union Pacific to put in the rail spur. Commissioner Hudson asked who would be responsible for maintaining the road. Growth Management Director Alton Bruce stated that the City is working to get improvements done. There are several parties involved in the process. El Paso Natural Gas will be donating funding, TransCanada has an engineering firm working on the designs, Stinger Welding is contributing towards the project and Western Emulsion are willing to take part, probably by way of an in-kind contribution, by providing the asphalt. The road will, probably, be three lanes in the first instance and ADOT will also have to be involved in the process because of access improvements onto SR-87. Commissioner Hudson asked for clarification that the road would be asphalt rather than chip-seal. Mr. Bruce stated that it would be paved but would be a question of when because of the jet engines that would have to be transported to the TransCanada facility and the damage that could be caused to a paved road by their weight. He added that, because, potentially, the road could become five lanes, there would be no curbs, gutters or sidewalks at present. Commissioner Hudson said that the City should not foot the bill for the road improvements. Mr. Bruce replied that the

City was working on it and was also looking at the railroad siding as a joint project. Commissioner Hudson asked whether the City would be likely to receive sales tax revenue from asphalt sales. Mr. Lopez stated that the company is currently looking at the potential customer base and is not certain yet. Commissioner Hudson asked whether it was possible that the City could receive benefits. Mr. Lopez replied yes. Commissioner Kinser asked a question on behalf of Commissioner Hiscox. He wanted to know whether anything other than polymer or rubberized asphalt would be produced on site. Mr. Lopez stated that there was no plan to produce cut-back asphalt on the site because it was neither environmentally sound nor safe. Public Hearing closed at 7:12 pm. **MOTION** was made by Commissioner Kinser to approve and recommend to the City Council with the conditions: That the Public Works Director's comments are addressed; That, if cut-back is produced on site, the applicant must demonstrate that they have the ability to put a fire out. **SECONDED** by Commissioner Hudson. Mr. Bruce suggested a differently worded condition: That a fire protection plan is approved by the Fire Chief and the State Fire Marshall. Commissioner Kinser amended his motion to include that a fire protection plan is approved by the Fire Chief and the State Fire Marshall. **SECONDED** by Commissioner Marsh motion carried.

COOLPZ-003-09: Land split request by Elizabeth Griffin, APN 202-28-002C.

Senior Planner Sue Laybourn stated that the site was recently annexed into the City and that the proposed parcels meet the requirements of the Agricultural Zone and the City Code in relation to Land splits. Both parcels have direct access from Valley Farms Road. Mr. Jeremy Hatch, on behalf of the applicant, said that the 3.13 acre smaller parcel was being split off to make it a separate business. **MOTION** was made

by Commissioner Kinser to approve and recommend to the City Council. **SECONDED** by Commissioner White motion carried.

Election of Chairman.

Commissioner Hudson stated that in case there was anyone that wanted to nominate him, he didn't feel he had been on the Commission long enough. Commissioner Kinser recommended Commissioner White. Commissioner Marsh seconded. Commissioner White respectfully declined and stated that he would like to see someone with a little more experience on the Commission. Commissioner Hudson recommended Commissioner Marsh and it was seconded by Commissioner White. Commissioner Kinser moved to close the nominations motion carried.

Election of Co-Chairman.

Commissioner Williams nominated Commissioner White. Seconded by Commissioner Kinser. Commissioner Marsh move to close the nominations. Motion carried.

REPORT FROM CHAIRMAN/CITY PLANNER

Commissioner White asked about the progress on TransCanada. Growth Management Director Alton Bruce gave an update and stated that the ground breaking should be in September or October 2009. Mr. Bruce gave an update on Stinger Welding. Senior Planner Laybourn stated that the new Zoning Code, Sub-Division and Design Guideline will be effective March 25, 2009 and that all new application would be affected.

CALL TO THE PUBLIC

None.

ADJOURNMENT

MOTION was made by Commissioner Kinser to adjourn the meeting at 7:28 p.m. **SECOND** was made by Commissioner Marsh and passed unanimously.