

Regular Meeting

June 4, 2008

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7:00 P.M.

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 Curry called the meeting to order at 7:02 p.m. Those present in addition to Chairman Curry were Commissioners Don Williams, Clarence White, Bob Marsh, Pete Kinser, Robert Harrison and Pete Kinser. Also present were City Attorney, Tina Vannucci, Growth Management Director Alton Bruce, Senior Planner Sue Laybourn and Executive Assistant Jacque Hendrie-Henry. See attached list.

PLEDGE OF ALLEGIANCE

Chairman Curry led the Pledge of Allegiance.

Approval of Minutes for the Regular Meeting held on May 7, 2008.

There was no discussion on the minutes. **MOTION** was made by Commissioner White to approve the minutes as written for the Regular Meeting of May 7, 2008. **SECOND** was made by Commissioner Marsh and passed unanimously.

Presentations:

NONE

NEW BUSINESS

COOLPZ- 034-06: Renewal of the Planned Area Development - Riverview Ranch.

Senior Planner Laybourn asked that this item be withdrawn because the renewal was incorporated in the Development Agreement. **MOTION** was made by Commissioner Kinser to approve. **SECONDED** by Commissioner Hiscox passed unanimously

COOLPZ- 035-06: Renewal of the Planned Area Development - Riverview Ranch II.

Senior Planner Laybourn asked that this item be withdrawn because the renewal was incorporated in the Development Agreement. **MOTION** was made by Commissioner Hiscox to approve. **SECONDED** by Commissioner Kinser passed unanimously

COOLPZ-011-08: A Rezoning request by the City of Coolidge on behalf of the City of Mesa to change the zoning from Agricultural (AG) to General Industrial (I-2), located south of Randolph Road, north of Kleck Road, east of Hughes Street and west of Fast Track, APN's 401-30-001 and 401-31-001.

Senior Planner Laybourn stated that the rezoning related to 454 acres which is presently partly in agricultural use but also there has been industrial use on the site for some time, as the Sun Belt Refinery is located there. She stated that the General Plan was amended in 2007 to change the land use designation in that area to industrial because of existing uses and because of the proximity of the Union Pacific Railway line. One of the potential users was to be a Generating station to be run by TransCanada. She also pointed out changes in the staff report to reflect more accurate information. There would be 12 turbines, 12 to 13 full time jobs, once the plant was operational and it would be a five hundred million dollar project. She added that no objections had been received and that there would be a large buffer between properties to the east of the railway line and the generating plant. **PUBLIC HEARING: NONE.** Julie Rees, speaking on behalf of TransCanada, said that she and her colleague Kenda Pollio were there to answer any questions. Commissioner White asked whether the company had engaged in discussions with Randolph residents. Ms. Pollio replied that there had been stakeholder meetings and an open house at the Community Center and that between 5,000 and 6,000 invitations had been sent out. She also said that representatives had been door to door in Randolph to inform residents of what was proposed and to invite them to an open house on June 30th. She advised the Commissioners that TransCanada were required to carry out public consultation in compliance with State law. Chairman Curry asked what kind of feedback they had received. Ms. Pollio stated that there were some concerns about environmental issues. She explained that the proposed generating station would be similar to the Sundance Generating station in terms of height and

footprint and operational profile, in that it would operate only as a peak generating facility. She said that, on learning this, residents concerns were eased. Chairman Curry asked whether the door to door exercise had raised similar feedback. Ms. Pollio stated that most of the feedback had been positive, residents asked about job opportunities during construction and when the plant is operational. She said that the next open house would be different, it will be held at the Community Center and dinner would be provided, because they are trying to get as many people as possible to attend. Commissioner Williams asked whether TransCanada would consider bussing Randolph residents over to the Sundance Generating plant. Ms. Pollio agreed that this was a very good idea and would try and arrange for this to be done. Commissioner Williams asked for confirmation that the proposed plant would operate only at peak times. Ms. Pollio confirmed that this would be the case. Commissioner Williams asked which power lines the power generated by the proposed plant would be fed onto. Ms. Pollio replied that it would be the SRP Transmission line. Economic Development Director Alton Bruce added that the El Paso Natural Gas line runs diagonally through this site. Commissioner Williams asked for clarification as to where the proposed plant would be in relation to Randolph. Mr. Bruce said that it was east of the railway line. **MOTION** was made by Commissioner Kinser to approve and recommend to the City Council. **SECONDED** by Commissioner White passed unanimously.

COOLPZ-012-08: Land split request by Linda Knuth, located east of Attaway Road and south of E. Vah Ki Inn Road, APN 202-27-004E.

Senior Planner Laybourn stated that the original parcel is 10 acres and the proposed split will divide it into three. She added that the proposed new parcels would meet the requirements of the Agricultural Zone and that road access is provided and will also be

recorded. Chairman Curry noted that this is a nice area. Commissioner Kinser asked for clarification on the roads. Ms. Laybourn confirmed that all three parcels would have access because roads already existed. **MOTION** was made by Commissioner Hiscox to approve and recommend to the City Council with the stipulation that the applicant records, the road access to all three parcels. **SECONDED** was made by Commissioner Williams passed unanimously.

REPORT FROM CHAIRMAN/CITY PLANNER

Growth Management Director Bruce updated the commissioners on the three other locations of power plants and on the Pinal County Comprehensive Plan. He stated that there were lots of things happening with the next twenty years.

CALL TO THE PUBLIC

There was none.

Chairman Curry gave a tentative resignation contingent upon Judge O'Neal's ruling on Thursday for City Council. He thanked the commissioners and appreciated working with them.

ADJOURNMENT

MOTION was made by Commissioner Hiscox to adjourn the meeting at 7:26 p.m. **SECOND** was made by Commissioner Kinser and passed unanimously.