

CALL TO ORDER

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. Commissioner John Hill called the meeting to order at 7:00 p.m. Those present were John Hill, Ken Bolan, Joseph Marsh, Ray Halbe and Matt Duran. Also present was City Manager Rick Miller and GIS Coordinator Tim Hansen.

PLEDGE OF ALLEGIANCE

Commissioner John Hill led the Pledge of Allegiance.

APPROVAL OF MINUTES:

October 5, 2016

OLD BUSINESS

NONE

NEW BUSINESS

A. COOLPZ-16-10-06: A rezoning request initiated by the City of Coolidge for approximately 27 acres of land located in the community of Randolph, Arizona, changing the zoning from General Rural (GR) to General Industrial (I-2), APN 401-29-0100, legally described as follows:

All of Blocks A, B, C, 43, 44, 45, 52, and 53, of RANDOLPH ARIZONA, according to the plat of record in the office of the County Recorder, Pinal County, Arizona, recorded in Book 2 of Maps, Page 5;

EXCEPTING THEREFROM, Lots 18, 20, 22, 24, 26, and 28, Block 53;

AND also including all adjacent right-of-way for alleys or roadways as shown on said plat;

AND also including a tract of land bounded on the South by the South ROW line of Randolph Avenue, bounded on the West by the East ROW line of Fifth Avenue, bounded on the East by the Southern Pacific Railroad, and bounded on the North by the North ROW line of D Street, as shown on said plat;

Public Hearing, Discussion and Action.

No discussion/action. This item was advertised erroneously and was previously rezoned.

B. COOLPZ-16-10-07: A rezoning request initiated by the City of Coolidge for approximately 1,208 acres of land located the Coolidge Airport,

changing the zoning from General Rural (GR) and Light Industry & Warehouse (CI-1) to General Industrial (I-2), APN's 400-38-0040, 400-38-0050, 400-38-0060, 400-38-0070, 400-39-0010, 400-39-0020, & 400-39-0030, legally described as follows:

Those portions of land in Sections 4 and 5, Township 6 South, Range 9 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

All of Section 4, EXCEPT the South half of the Southeast quarter;

The East half of Section 5, EXCEPT the South half of the Southeast quarter;

AND EXCEPT the East 360 feet of Lot 1 in Section 5;

AND EXCEPT Lot 2 in said Section 5;

Comprising a total area of 1,208.6 acres, more or less

Public Hearing, Discussion and Action.

Mr. Hansen gave some history and an overview of the request before the commission. There was discussion.

Joseph Marsh **Motioned** to approve COOLPZ 16-10-07, **Seconded** by Ray Halbe. Motion carried unanimously.

C. COOLPZ-16-10-08: A rezoning request initiated by the City of Coolidge for approximately 247 acres of land located the along the Central Arizona Project Canal, between the Coolidge Ave alignment and the Bartlett Rd alignment, changing the zoning from General Rural (GR) to Agriculture (AG), APN's 202-01-701, 202-01-712, & 202-32-7000, legally described as follows:

Those portions of land in Sections 27, 28 and 33, Township 5 South, Range 9 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Northeast corner of said Section 27, thence North 89 degrees 52 minutes 30 seconds West along the North line of Section 27 a distance of 2203.28 feet to the POINT OF BEGINNING;

Thence South 32 degrees 55 minutes 36 seconds West a distance of 1267.89 feet; Thence South 06 degrees 21 minutes 33 seconds West a distance of 223.59 feet;

Thence South 32 degrees 55 minutes 36 seconds West a distance of 164.92 feet;

Thence South 54 degrees 59 minutes 23 seconds East a distance of 1675.87 feet;

Thence South 32 degrees 55 minutes 36 seconds West a distance of 224.10 feet;

Thence North 86 degrees 49 minutes 06 seconds West a distance of 201.53 feet;

Thence South 32 degrees 55 minutes 36 seconds West a distance of 2849.64 feet;

Thence South 87 degrees 23 minutes 19 seconds West a distance of 860.12 feet;

Thence South 13 degrees 50 minutes 00 seconds West a distance of 337.57 feet to a point on the South line of Section 27;

Thence North 89 degrees 45 minutes 03 seconds West along the South line of Section 27 a distance of 717.04 feet to the common corner of Sections 27, 28, 33 and 34;

Thence North 89 degrees 21 minutes 52 seconds West along the North line of Section 33 a distance of 362.86 feet;

Thence leaving the North line of Section 33 South 32 degrees 55 minutes 36 seconds West a distance of 1626.69 feet;

Thence South 26 degrees 43 minutes 55 seconds West 564.22 feet;

Thence South 20 degrees 32 minutes 16 seconds West a distance of 3672.27 feet to a point on the South line of Section 33;

Thence North 89 degrees 37 minutes 35 seconds West along the South line of Section 33 a distance of 399.49 feet;

Thence leaving the South line of Section 33 North 20 degrees 32 minutes 16 seconds East a distance of 4134.45 feet;

Thence North 32 degrees 55 minutes 36 seconds East a distance of 1714.17 feet to a point on the North line of Section 33;

Thence North 32 degrees 55 minutes 36 seconds East a distance of 1136.98 feet;

Thence North 15 degrees 34 minutes 14 seconds East a distance of 419.03 feet;

Thence North 32 degrees 55 minutes 36 seconds East a distance of 153.49 feet to a point on the East line of

Section 28;

Thence continuing North 32 degrees 55 minutes 36 seconds East a distance of 1046.36 feet;

Thence South 57 degrees 04 minutes 23 seconds East a distance of 125.00 feet;

Thence North 32 degrees 55 minutes 36 seconds East a distance of 1699.79 feet;

Thence North 00 degrees 55 minutes 03 seconds East a distance of 235.82 feet;

Thence North 32 degrees 55 minutes 36 seconds East a distance of 399.95 feet;

Thence North 64 degrees 56 minutes 04 seconds East a distance of 235.83 feet;

Thence North 32 degrees 55 minutes 36 seconds East a distance of 1090.66 feet to a point on the North line of Section 27;

Thence South 89 degrees 52 minutes 30 seconds East along the North line of Section 27 a distance of 327.17 feet to the POINT OF BEGINNING;

EXCEPT the North 33 feet of Section 27.

Public Hearing, Discussion and Action.

Mr. Hansen gave some history and an overview of the request before the commission. There was discussion.

Ken Bolan **Motioned** to approve COOLPZ 16-10-08, **Seconded** by Joseph Marsh. Motion carried unanimously.

D. COOLPZ-16-10-09: A rezoning request initiated by the City of Coolidge for approximately 162 acres of land located near the intersection of State Route 287 and Eleven Mile Corner Rd, changing the zoning from General Rural (GR) to Agriculture (AG), APN's 401-12-002G, 401-12-0040, 401-12-011C, & 401-12-011D, legally described as follows:

Portions of Section 24, Township 6 South, Range 7 East and Section 19, Township 6 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

The West 55 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 19, Township 6 South,

Range 8 East;

The Southeast quarter of Section 24, Township 6 South, Range 7 East, EXCEPT the Northeast quarter thereof AND EXCEPT the East 264 feet of the South 520.5 feet AND the South 247.5 Feet of the East 1,349.13 feet of the Southeast quarter;

That portion of the Southwest quarter of Section 24, Township 6 South, Range 7 East described as follows:

BEGINNING at the South quarter corner of said Section 24, from whence the Center of Section bears North 0 degrees 54 minutes East a distance of 2666.39 feet;

Thence North 89 degrees 36 minutes 44 seconds West a distance of 1295.46 feet;

Thence North 0 degrees 44 minutes 36 seconds East a distance of 1667.21 feet;

Thence North 89 degrees 59 minutes 36 seconds East a distance of 1310.31 feet;

Thence South 0 degrees 54 seconds West a distance of 1676.39 feet to the POINT OF BEGINNING;

Public Hearing, Discussion and Action.

Mr. Hansen gave some history and an overview of the request before the commission. There was discussion.

Joseph Marsh **Motioned** to approve COOLPZ 16-10-09, **Seconded** by Ken Bolan. Motion carried unanimously.

E. COOLPZ-16-10-10: A rezoning request initiated by the City of Coolidge for approximately 9.3 acres of land located near the intersection of State Route 287 and Eleven Mile Corner Rd, changing the zoning from General Rural (GR) to General Services (C-3), APN's 401-12-011B, 401-12-0120, & 401-12-0130, legally described as follows:

The East 264 feet of the South 520.5 feet AND the South 247.5 Feet of the East 1,349.13 feet of the Southeast quarter of Section 24, Township 6 South, Range 7 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Public Hearing, Discussion and Action.

Mr. Hansen gave some history and an overview of the request before the commission. There was

discussion.

Ken Bolan **Motioned** to approve COOLPZ 16-10-10, **Seconded** by Matt Duran. Motion carried unanimously.

**REPORTS FROM THE
CHAIRMAN/DEVELOPMENT
SERVICES DIRECTOR**

Commissioner John Hill had nothing to report. Rick Miller spoke about various thing going on in town.

CALL TO THE PUBLIC

No member of the public wished to speak.

ADJOURNMENT

Motion was made by Ken Bolan to adjourn, **Seconded** by Ray Halbe. **Motion carried** unanimously. Meeting adjourned 7:27 pm.