

**CALL TO ORDER:** A Regular Meeting of the Planning and Zoning Commission of the City of Coolidge was held in the Council Chambers located at 911 S. Arizona Boulevard, Coolidge, Arizona. Chairman Halbe called the meeting to order at 6:00 p.m. Those present were Chairman Ray Halbe, Vice Chairman Al Metcalf, Commissioner Ken Bolan, Commissioner Philip Bacon, and Commissioner Shane Leonard. Also present were City Manager Rick Miller, Director Gilbert Lopez, Senior Planner Phil Garthright, Permit Tech Carol Alejandrez, and Attorney Nick Wood.

**PLEDGE OF ALLEGIANCE:** Chairman Halbe led the Pledge of Allegiance.

**APPROVAL OF MINUTES:** Minutes June 8, 2022.

Motion was made by Commissioner Bolan to approve, seconded by Commissioner Bacon. Motion carried unanimously.

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**OLD BUSINESS:** **COOLPZ 22-04-14: A PRELIMINARY PLAT APPLICATION** of Skousen Farms (East) - Planning Area D submitted by United Engineering Group (USG) on behalf of Skousen Farms LF for a 75 lot residential subdivision on a 19.4 acre parcel located at the northeast of Vah Ki Inn Road and Skousen Road, (APN of 209-17-004A).

**Discussion and Action.**

Director Lopez made opening comments regarding this amendment request.

UEG made comments.

There was discussion between the Commission and Staff.

No comments from the public within 300 feet of the property.

Motion was made by Vice Chair Metcalf to approve, seconded by Commissioner Bolan, motion carried unanimously.

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**COOLPZ 22-04-15: A PRELIMINARY PLAT APPLICATION** of Landmark Ranch 9 & 10 submitted by EPS Group on behalf of Landmark 65 LLC for Landmark Ranch Parcel 9 & 10, a 244 lot subdivision on a 65 acre parcel located south of Martin Road, between 9<sup>th</sup> Street and Kenworthy Road, (APN 209-31-002B).

**Discussion and Action.**

Director Lopez made opening comments regarding this request.

EPS Group made comments.

There was discussion between the Commission and Staff.

There were comments from property owners within 300 feet of the property.

Motion was made by Commissioner Leonard to approve, seconded by Commissioner Bolan, motion carried unanimously.

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## NEW BUSINESS

**COOLPZ 22-05-18: A MAJOR SITE PLAN APPLICATION** for Alder Flats as submitted by Hansen Engineering on behalf of Lincoln Taylor LLC for a 12-unit, single-story apartment complex located at the northeast corner of Shannons Way and North Kevins Place, in Coolidge, Arizona, a portion of APN 204-06-014A.

### **Discussion and Action.**

Hansen Engineering made comments for the applicants.

There were comments from property owners within 300 feet of the property.

Motion was made by Commissioner Bolan to approve, seconded by Commissioner Bacon, motion carried unanimously.

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**COOLPZ 22-05-19: A CONDITIONAL USE PERMIT APPLICATION** submitted by NRS Logistics on behalf of Pinal Land Holdings, LLC in pursuit of Coolidge Zoning Section 702.D.19, "Those uses involving the storage, utilization or manufacture of volatile or explosive materials or products". This is a 32.5 acre site for a major logistics business freight management and forwarding services company of vendors in the Semiconductor and Electric Vehicle industries. As located one-quarter mile east of the intersection of Hwy 87 and East Hanna Road, (the S½ of APN 401-48-016J, Parcel #12 of IPAZ). Per Resolution number 22-06.

### **- Public Hearing, Discussion and Action.**

Director Lopez and CM Rick Miller made opening comments regarding this amendment request.

There was discussion between the Commission and Staff.

Applicant spoke and provided information and support.

Chair Halbe opened the public hearing.

There were no additional comments.

Motion was made by Vice Chair Metcalf to approve, including stipulations, and Resolution 22-06, seconded by Commissioner Bacon, motion carried unanimously.

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**COOLPZ 22-05-20: A MAJOR SITE PLAN APPLICATION** submitted by NRS Logistics on behalf of Pinal Land Holdings, LLC for a 32.5 acre site and a major logistics business freight management and forwarding services company of vendors in the Semiconductor and Electric Vehicle industries. As located one-quarter mile east of the intersection of Hwy 87 and East Hanna Road, (the S½ of APN 401-48-016J, Parcel #12 of IPAZ).

**Comments within 300 ft., Discussion and Action.**

Director Lopez and CM Rick Miller made opening comments regarding this amendment request.

There was discussion between the Commission and Staff.

Chair Halbe opened the public hearing for property owners within 300 feet.

Applicant spoke in support during public hearing. There were no additional comments.

Motion was made by Commissioner Bolan to approve, seconded by Commissioner Bacon, motion carried unanimously.

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**COOLPZ 22-05-21: A MAJOR SITE PLAN APPLICATION** submitted by Provident Realty Advisors, Inc. on behalf of Crest Park Ventures for a 128 acre (+/-) industrial project known as Coolidge Commerce & Trans Park and provide up to four spec buildings totaling 1.5 million sf with a container and rail storage yard of 30 acres (+/-). As located directly southeast of the intersection of Hwy 87 and Selma Hwy, (APN 401-50-003D, Parcels #19 & 20 of IPAZ).

**Public Hearing, Discussion and Action.**

Director Lopez and CM Rick Miller made opening comments regarding this major site plan request, describing the project.

Applicant provided comments about the project.

There was additional discussion between the Applicants, Commission and Staff.

Chair Halbe opened the public hearing.

Pinal Land Holdings commented on their support for the project.

Motion was made by Commissioner Bolan, seconded by Commissioner Bacon, motion carried unanimously.

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**COOLPZ 22-06-22: A MAJOR SITE PLAN APPLICATION** submitted by Saint Holdings for a 73 acre (+/-) industrial project by providing two spec warehouse

buildings totaling 1.29 million sf as located northeast of the intersection of Hwy 87 and Hanna Road, (APN 401-48-016D Parcel #13 of IPAZ).

**Comments within 300 ft., Discussion and Action.**

CM Rick Miller made opening comments regarding this amendment request.

There was discussion between the Commission and Staff.

Chair Halbe opened the public hearing for property owners within 300 feet.

Applicant spoke in support during hearing. There were no additional comments.

Motion was made by Vice Chair Metcalf to approve, along with stipulations, seconded by Commissioner Bolan, motion carried unanimously.

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**COOLPZ 22-05-16: A REZONING APPLICATION** submitted by Brian Kingdeski to change the Zoning on 0.14+/- acres of land from General Services (C-3) to Multi-Family Residential (R-3), located at 463 W. Taylor Avenue, in Coolidge, Arizona, APN 205-18-0210:

**Public Hearing, Discussion and Action.**

Director Lopez made opening comments regarding this rezoning request.

There was discussion between the Commission and Staff.

Applicant spoke in provided information and support.

Chair Halbe opened the public hearing.

There were no additional comments.

Motion was made by Commissioner Bolan to approve, seconded by Commissioner Bacon, motion carried unanimously.

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**Reports from Chairman/Development Services Director:**

Director Lopez and CM Miller provided updates on continued development in the City and thanked Development Services staff.

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**CALL TO PUBLIC:**

There were comments from the public.

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**ADJOURNMENT:**

**Motion** was made by Vice-Chair Metcalf to adjourn, **seconded** by Commissioner Bolan. Motion carried unanimously. Meeting adjourned at 8:50 p.m.