

**Brent Billingsley**  
Community Development Associate Director

**Todd Williams**  
Community Development Deputy Director

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**Celeste Garza**  
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**Leo Lew**  
County Manager

**Joe Ortiz**  
Development Services Managing Director

March 20, 2024

City of Coolidge  
Development Services Department  
131 W. Pinkley Ave.  
Coolidge, AZ 85128

Dear Mr. Lopez,

I am submitting the following comments on behalf of Pinal County Community Development with regards to City of Coolidge's 2035 General Plan - The Future Today.

1. In accordance with the vision of the Pinal County's Comprehensive Plan, the City of Coolidge is encouraged to concentrate higher density urban developments near its "Downtown Core" and "Urban Neighborhood" land use areas in order to preserve the rural and agrarian character on the periphery of Coolidge's planning area. Further, Coolidge is encouraged to collaborate with Pinal County and adjacent municipalities by recognizing adopted general plans in the region which will result in a more efficient development pattern as properties within Coolidge's planning area are annexed and developed.
2. As provided by law, proposals to expand Coolidge's corporate boundaries should be accompanied by a plan to provide City services and facilities within 10 years of perfecting any annexation request. Specific recognition of this requirement as a policy should be incorporated into the Growth Areas Element and/or Cost of Development Element.
3. When Coolidge works toward the development and adoption of a Regional Trails Master Plan as proposed within the Open Space Element, the City is encouraged to utilize the Pinal County Open Space and Trails Master Plan as a resource document, and incorporate relevant concepts from the County Master Plan in order to preserve environmentally sensitive lands and enhance regional connectivity where appropriate.
4. Preliminary research in the development of the Pinal County Comprehensive Plan in 2019 suggested that a commercial airport, serving also as a commerce and employment center, may be viable within Pinal County. The Comprehensive Plan identified a 47-acre parcel of State trust land near the Coolidge Airport as a potential site for an Aviation-Based Commerce Center with approximately four to six square miles for actual airport operations. With significant population growth anticipated to continue in the future, Coolidge may wish to consider the viability of a commercial airport in this general vicinity in its land use planning.

**Development Services Department**

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5. The Pinal County Comprehensive Plan promotes a regional planning approach where collaboration and coordination are paramount. This approach is critically important in developing a safe and efficient multimodal transportation system that links Pinal County communities and also connects with the Phoenix and Tucson metropolitan areas. The substantial and ongoing growth within the County presents a significant transportation challenge to the County and region, which necessitates collaboration and coordination among all stakeholders. Within Coolidge's Circulation Element, long-term regional transit improvements are defined, which is appropriate. It is suggested that this Element be expanded to provide more of a multimodal circulation linkage between land use, activity centers, and employment corridors.

6. An important component of the 2019 Pinal County Comprehensive Plan was to promote prudent energy management by including an Energy Element with policies and strategies on conservation and renewable energy sources. Since the County and municipal governments within the County are not direct service providers, our collective role in the energy future of the region should consist of providing education and information to the public, maintaining codes and policies to encourage conservation of energy, supporting the development of renewable sources, such as solar energy, and coordinating with the energy industry to ensure appropriate adequate facilities to meet the needs of growth within the County and its communities. The County encourages Coolidge to provide objectives and strategies addressing energy conservation and renewable energy sources within its Environmental Element, and/or Implementation Plan.

7. The County encourages Coolidge to follow the guidelines and criteria contained in Pinal County's Regionally Significant Routes for Safety and Mobility (RSRSM) Manual, and provide an objective relating to its adherence in the Circulation Element and/or Implementation Plan.

Best Regards,

Gilbert Olgin  
Pinal County Planning Manager  
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(520) 866-6452

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