

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, Robert Harrison and Noah Hiscox. Also present were City Attorney, Tina Vannucci, Senior Planner Sue Laybourn and Executive Assistant Jacque Hendrie-Henry. See attached list.

**PLEDGE OF ALLEGIANCE**

Commissioner Harrison led the Pledge of Allegiance.

Approval of the minutes for the regular meeting held on November 5, 2008 and work session December 17, 2008.

There was no discussion on the minutes. **MOTION** was made by Commissioner Hiscox to approve the minutes as presented for the Regular Meeting of November 5, 2008 and the work session December 17, 2008. **SECOND** was made by Commissioner Kinser and passed unanimously.

**Presentations:**

**NONE**

**OLD BUSINESS**

**NONE**

**NEW BUSINESS**

**COOLPZ-027-08:** The City of Coolidge is proposing to update the Zoning Code and the “Code of the City of Coolidge” Chapter 16 “Zoning”.

Senior Planner Sue Laybourn advised Commissioners on the most recent revisions to the Zoning Code following the joint workshop in December. Ms. Laybourn stated that the language was changed for the food banks, mobile vendors which would be treated in the same was as a minor site plan as per the request of the Commission and City Council. **PUBLIC HEARING:** Mr. Cort Rich, representing the Roselaw Group stated that he had concerns with the requirement, in the PAD section, for a developer to provide a starting time for a

development. He said that it would be difficult given the unpredictability of housing market conditions to provide a start time. Public Hearing closed at 7:08 pm. City Attorney, Tina Vannucci stated that there would be some minor edits in the document however nothing would affect it such as numbers i.e. 30 so the document would be consistent. A couple of tables needed editing. Commissioner Kinser said that he understood Mr. Rich's concerns and pointed out that the starting time could be modified by the City. Mr. Rich said that he was concerned because a starting time may impact a developer's ability to sell a property. Ms. Laybourn pointed out that Development Agreements protect developers' rights, including the zoning. Commissioner Kinser explained that a timeline for a development creates certainty. Commissioner Hudson reminded Mr. Rich that a developer has the option to request that the City approve a modified start time. Commissioner Marsh said that if there is an option to modify then this should be fine. Ms. Laybourn suggested an appropriate amendment would be to insert the word "anticipated" in front of "time". Commissioner White pointed out that there were words missing from the paragraph on churches as conditional uses. Ms. Laybourn told the Commissioners what the missing words were and said that they would be restored to the final draft.

**MOTION** was made by Commissioner Kinser to approve and recommend to the City Council with the amendments made as discussed. **SECONDED** by Commissioner White and passed unanimously.

**COOLPZ-028-08:** The City of Coolidge is proposing to update the Subdivision Ordinance and the "Code of the City of Coolidge" Chapter 13 "Subdivisions and Land Splits".

Ms. Laybourn stated that a sentence had been added to paragraph 4.35 of the ordinance to enable a property owner to seek approval from the City Council to keep an existing private waste disposal system. **PUBLIC HEARING:** Mr. Rich said he would prefer that the time period for

the expiration of a preliminary plat be two years, with a one year extension, because of market conditions. Public Hearing closed at 7:29 pm. Commissioner Kinser stated that he had no problem with a Preliminary Plat being good for one year only, Commissioner Harrison agreed. City Attorney, Tina Vanucci, requested that minor edits to the Ordinance be done for consistency and asked for a stipulation to that effect with the recommendation. **MOTION** was made by Commissioner Kinser to approve and recommend to the City Council with the stipulations that minor edits are addressed prior to going forward for adoption. **SECONDED** by Commissioner Hiscox and passed unanimously.

**COOLPZ-029-08:** The City of Coolidge is proposing to adopt Residential Design Guidelines.

Ms. Laybourn stated that a sentence had been added that would require all subdivisions to have externally illuminated signs with the name of the subdivision. Ms. Laybourn also suggested, following discussions with Mr. Rich, prior to the meeting that a provision be made, in the Guidelines, to allow an applicant to request 5' and 5' side setbacks in a PAD. Commissioner Hiscox asked whether there should be different side setbacks for two storey homes. Commissioner Kinser said that the Guidelines can be changed once adopted, to accommodate that, after future discussion. Ms. Vanucci suggested that the language to address PADs be put on page 1 of the guidelines, under the 'Applicability' section. Ms. Laybourn suggested the following wording: "Applicants may request a modification of these guidelines within a PAD application." There was further discussion about the 5' and 5' side setbacks. **MOTION** was made by Commissioner White to approve and recommend to the City Council with the modification recommended by staff. **SECONDED** by Commissioner Hudson and motion carried with Commissioner

Marsh voting *NO*.

**REPORT FROM CHAIRMAN/CITY  
PLANNER**

NONE.

**CALL TO THE PUBLIC**

Staff was thanked for all of their hard work. Ms. Laybourn stated that it was a team effort.

**ADJOURNMENT**

*MOTION* was made by Commissioner Kinser to adjourn the meeting at 7:50 p.m. *SECOND* was made by Commissioner Hiscox and passed unanimously.