

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. Vice Chairman Ray Halbe called the meeting to order at 6:00 p.m. Those present were Ray Halbe, Ken Bolan, Hannah Peterson, and Philip Bacon. Also present was Director Lopez and GIS Coordinator Tim Hansen.

PLEDGE OF ALLEGIANCE

Vice Chairman Ray Halbe led the Pledge of Allegiance.

APPROVAL OF MINUTES:

None

OLD BUSINESS

None

NEW BUSINESS

A. COOLPZ 18-03-01 Proposed Zoning Code Amendment: Changing the definitions of “*Qualifying patient/caregiver cultivation location*” to mirror the requirements set forth by the Arizona Department of Health Services.

Section 302 of the City of Coolidge Zoning Code is amended by modifying the following definition:

Qualifying patient/caregiver cultivation location: “Qualifying patient/caregiver cultivation location” means any building, structure, or premises used for the cultivation of marijuana by either a qualifying patient and/or qualified caregivers who meet the following requirements:

1. The cultivator is either:
 - a) a qualifying patient pursuant to A.R.S. §36-2801(13) who has received his/her registry identification card from the Arizona Department of Health Services; or
 - b) a designated caregiver pursuant to A.R.S. §36-2801(5) who has received his/her registry identification card from the Arizona Department of Health Services.
2. The cultivation is done only at the address approved by the Arizona Department of Health Services.; **and**
- ~~3. The building, structure, or premises used for the cultivation is at least twenty five (25) miles from the nearest medical marijuana dispensary.~~

Public Hearing, Discussion and Action.

Director Lopez stated City Manager requested this item be tabled until the next meeting pending further comment from the City Attorney.

Commissioner Bolan **Motioned** to table COOLPZ 18-03-01, **Seconded** by Commissioner Bacon. Motion passed unanimously.

B. COOLPZ 18-03-02 Proposed Zoning Code Amendment:
Adding *Manufactured Homes* as a Conditionally Permitted Use in the Agriculture (AG) Zoning District.

Section 501.C of the City of Coolidge Zoning Code is amended by adding the following Conditionally Permitted Use:

Section 501 Agriculture Zone (AG)
C. Conditionally permitted uses

10. *Manufactured Homes*

a. *3 acre minimum lot size*

b. *Manufactured home must be double-wide*

c. *May not be more than 3 years old*

d. *Manufactured home must be ground-set*

e. *Minimum principal structure building setbacks are:*

i) *50' front*

ii) *50' side*

iii) *50' rear*

Public Hearing, Discussion and Action.

Director Lopez stated the proposed conditions set forth were a starting point for the discussion. Mr. Hansen noted that currently, manufactured homes are not allowed within the Agriculture Zoning District. It was stated that staff opinion was they should be allowed by Conditional Use Permit, providing a list of basic requirements for said permit. There was discussion. Commission consensus was the use should be allowed in the Agriculture Zoning District with a Conditional Use Permit, but the 3 acre minimum lot size and modified set-back requirements should be removed.

Vice Chairman Halbe opened the public hearing. No members of the public wished to speak. Vice Chairman Halbe closed the public hearing.

Vice Chairman Halbe **Motioned** to approve COOLPZ 18-03-02 but remove Section 501.C.10.a and 501.C.10.e, **Seconded** by Commissioner Peterson. Motion passed unanimously.

C. COOLPZ 18-03-03 Proposed Zoning Code Amendment:
Removing requirements relating to *accessory buildings* within the Agriculture (AG) Zoning District.

Section 1003.A of the City of Coolidge Zoning Code is amended by adding the following exceptions related to *accessory buildings*:

Section 1003 Accessory Buildings, Uses and Equipment

A. General considerations-Restrictions

3. Accessory buildings and garages in residential districts shall not exceed the height of the principal structure and shall not be located within a utility easement, **except accessory buildings and garages on lots or parcels having a minimum size of one (1) acre located in the AG (Agriculture) Zoning District shall have a maximum height as outlined in Section 501, Table F of this code.**
4. No accessory building or garage for single-family homes shall occupy more than twenty- five percent (25%) of a rear yard nor exceed eight hundred (800) square feet of floor area, except that garages which exceed the aforesaid maximum may be allowed with a Conditional Use Permit. **Lots or parcels having a minimum size of one (1) acre located in the AG (Agriculture) Zoning District do not require a Conditional Use Permit for accessory structures exceeding eight hundred (800) square feet.**

Public Hearing, Discussion and Action.

Mr. Hansen stated that the current requirements for accessory structures seemed unreasonable for 1 or more acre lots within the Agriculture Zoning District where such uses are common and even expected. There was discussion.

Vice Chairman Halbe opened the public hearing. No members of the public wished to speak. Vice Chairman Halbe closed the public hearing.

Commissioner Bolan **Motioned** to approve COOLPZ 18-03-03, **Seconded** by Commissioner Bacon. Motion passed unanimously.

D. COOLPZ 18-03-04 Proposed Zoning Code Amendment: An amendment to fix an error of omission in Section 1005.A of the Zoning Code.

Section 1005.A of the City of Coolidge Zoning Code is amended by adding the following correction:

Section 1005 Setback & Height Encroachments, Limitations and Exceptions

A. Requirements in any yards

Requirements in any yards shall **not** apply to:

Public Hearing, Discussion and Action.

Director Lopez stated the City Manager requested this item be changed and that it was a simple error of omission in the initial adoption of the Zoning Code. There was no discussion.

Vice Chairman Halbe opened the public hearing. No members of

the public wished to speak. Vice Chairman Halbe closed the public hearing.

Commissioner Bacon **Motioned** to approve COOLPZ 18-03-04, **Seconded** by Commissioner Peterson. Motion passed unanimously.

E. COOLPZ 18-03-05 Proposed Zoning Code Amendment: An amendment changing the distance requirements between *Medical Marijuana Uses*.

Section 1008.D of the City of Coolidge Zoning Code is amended by adding the following requirement:

Section 1008 Medical Marijuana Uses

D. Distance requirements

1. ~~500 feet from any other medical marijuana use.~~ ***Medical Marijuana Dispensaries shall not be located within 1,320 feet of another Medical Marijuana Dispensary.***

Public Hearing, Discussion and Action.

Mr. Hansen gave an explanation of the request. There was discussion. It was brought up that with the current exclusionary uses defined for buffering the location of Medical Marijuana Dispensary, combined with Zoning District restrictions, the 1,320 foot separation requirement left few if any possible locations within the City. Commission consensus was to strike the 1,320 foot requirement and replace it with a 500 foot requirement.

Vice Chairman Halbe opened the public hearing. No members of the public wished to speak. Vice Chairman Halbe closed the public hearing.

Commissioner Bolan **Motioned** to approve COOLPZ 18-03-05 as written EXCEPT replacing the 1,320 feet with 500 feet, **Seconded** by Commissioner Bacon. Motion passed unanimously.

F. COOLPZ 18-03-06 Proposed Subdivision Code Amendment: An amendment to fix an error of omission in Section 4-1 of the Subdivision Code.

Section 4-1 General improvements to comply w/ certain rules and regulations

E. The Arizona Department of Health Bulletin No. 11, "Design of Sewage Works" and the Pinal County Department of Health relative to water supply and sanitary sewage disposal and applicable Arizona Department of Environmental **Quality** (ADEQ) Rules and Regulations

Public Hearing, Discussion and Action.

This item was discussed. Per the **City Attorney**, exclusion of the word **Quality** *“is clearly a scrivener’s error since it’s the name of a state department and was identified as ADEQ”*. Therefore, the correction will be made administratively.

G. COOLPZ 18-03-07 Proposed City Code Amendment: An amendment allowing exceptions for swine in the Agriculture Zoning Districts within the City of Coolidge.

CHAPTER 7 ANIMALS

Section 7-1-4 Adult Male Poultry, Swine and Bees: Exemptions

Notwithstanding section 7-1-3 above, it shall be unlawful to keep, maintain, and hold any swine, adult male poultry or bees with the city, except that adult male poultry of fowl may be kept upon any lot or parcel of land under common ownership or control having at least 21,780 square feet (one-half acre of gross area) and providing that said male poultry shall be kept and maintained in accordance with all of the provisions of this ordinance and shall be at all times penned or confined and not allowed to run at large. ***Swine shall be allowed in the AG (Agriculture) Zoning District provided the lot or parcel is 1 acre minimum and shall comply with the provisions set forth in Section 7-1-3 of this code.***

Public Hearing, Discussion and Action.

This item was not discussed. Per the **City Attorney**, the **City Code** does not fall under the jurisdiction of the **Planning and Zoning Commission**. The proposed change will be pursued through **City Council**.

REPORTS FROM THE CHAIRMAN/DEVELOPMENT SERVICES DIRECTOR

Director Lopez spoke about increased interest from home builders in the Coolidge area, noting staff had met with several developers. Vice Chairman Halbe had nothing to report.

CALL TO THE PUBLIC

No member of the public wished to speak.

ADJOURNMENT

Motion was made by Commissioner Bolan to adjourn, **Seconded** by Commissioner Peterson. **Motion carried** unanimously. Meeting adjourned 7:18 pm.