

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, Al Metcalf, Matt Duran, 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:

April 4, 2018

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 and Mr. Hansen gave some background on the request before the commission.

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

There was discussion. Commissioner Peterson **Motioned** to

approve COOLPZ 18-03-01, **Seconded** by Commissioner Bolan. Motion passed unanimously.

B. COOLPZ 18-04-08 CUP: A Conditional Use Permit request submitted by Robert Wohrman on behalf of Green Machine Holdings LLC for a Medical Marijuana Cultivation Facility located at 1119 S. Attaway Road at the intersection of Attaway Road and Baughn Avenue, between Coolidge Avenue and the Pima Lateral Canal, on APN 202-34-005A, Resolution 18-01.

Public Hearing, Discussion and Action.

Vice Chairman Halbe and Commissioner Peterson recused themselves from the discussion because of their relationship with the applicant. Commissioner Bolan stepped in as acting Chairman for this item.

Director Lopez and Mr. Hansen gave some background on the request before the commission.

Commissioner Bolan opened the public hearing. Many members of the public spoke, expressing concern over the proposed use at this location with near unanimous opposition to the request. There was lively discussion. Commissioner Bolan closed the public hearing.

There was additional discussion among the commission with clarification of some points requested by the applicant.

Commissioner Metcalf **Motioned** to deny COOLPZ 18-04-08, **Seconded** by Commissioner Duran. Motion passed unanimously.

C. COOLPZ 18-04-09: A rezoning request initiated by the City of Coolidge for 203 W. Coolidge Ave, which is approximately 19,601 square feet of land located near the intersection of Coolidge Avenue and Main Street, changing the zoning from General Industrial (I-2) to General Business (C-2), legally described as follows:

Lots 1, 3, and the East half of Lot 5, Block 3, of the SEAGOE ADDITION, according to the plat of record on file with the County Recorder, Pinal County, Arizona, recorded in Book 2 of Maps, Page 2.

Public Hearing, Discussion and Action.

Director Lopez and Mr. Hansen gave some background on the request before the commission.

Vice Chairman Halbe opened the public hearing. A neighboring property owner asked about the purpose of the rezoning, with Mr. Hansen answering her question. No other members of the public wished to speak. Vice Chairman Halbe closed the public hearing.

Commissioner Metcalf **Motioned** to approve COOLPZ 18-04-09, **Seconded** by Commissioner Bolan. Motion passed unanimously.

D. COOLPZ 18-04-10: A rezoning request initiated by the City of Coolidge for 225 W. Coolidge Ave, which is approximately 2,800 square feet of land located near the intersection of Coolidge Avenue and Main Street, changing the zoning from General Industrial (I-2) to General Business (C-2), legally described as follows:

The West half of Lot 5, Block 3, of the SEAGOE ADDITION, according to the plat of record on file with the County Recorder, Pinal County, Arizona, recorded in Book 2 of Maps, Page 2.

Public Hearing, Discussion and Action.

Director Lopez and Mr. Hansen gave some background on the request before the commission.

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

Commissioner Metcalf **Motioned** to approve COOLPZ 18-04-10, **Seconded** by Commissioner Bacon. Motion passed unanimously.

E. COOLPZ 18-04-11: A rezoning request initiated by the City of Coolidge for 224 W. Coolidge Ave, which is approximately 14,060 square feet of land located near the intersection of Coolidge Avenue and Main Street, changing the zoning from General Industrial (I-2) to General Business (C-2), legally described as follows:

Lots 11 and 12, Block 8, of COOLIDGE AMENDED, according to the plat of record on file with the County Recorder, Pinal County, Arizona, recorded in Book 2 of Maps, Page 44.

Public Hearing, Discussion and Action.

Director Lopez and Mr. Hansen gave some background on the request before the commission.

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

Commissioner Metcalf **Motioned** to approve COOLPZ 18-04-11, **Seconded** by Commissioner Bolan. Motion passed unanimously.

F. COOLPZ 18-04-12 Rural Design Code: A public hearing to discuss implementing *Rural Design Standards* for subdivisions

having lots of 1 acre or more as an alternative to the current *Subdivision Code*.

Public Hearing, Discussion.

Mr. Hansen gave some background on the request before the commission.

Vice Chairman Halbe opened the public hearing. Several local builders, land owners, and real estate agents offered comments and valuable suggestions for crafting a new code. There was also much discussion among the commission. Vice Chairman Halbe closed the public hearing.

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

Vice Chairman Halbe had nothing to report. Director Lopez thanked the Commission for all their hard work.

CALL TO THE PUBLIC

No member of the public wished to speak.

ADJOURNMENT

Motion was made by Commissioner Duran to adjourn, **Seconded** by Commissioner Bolan. **Motion carried** unanimously. Meeting adjourned 8:06 pm.