

**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. Chairman Verdugo called the meeting to order at 6:00 p.m. Those present were Nitza Verdugo, Ray Halbe, Ken Bolan, Al Metcalf, Matt Duran, and Philip Bacon. Also present was Director Lopez and GIS Coordinator Tim Hansen.

**PLEDGE OF ALLEGIANCE**

Chairman Verdugo led the Pledge of Allegiance.

**APPROVAL OF MINUTES:**

May 9, 2018

**OLD BUSINESS**

None

**NEW BUSINESS**

**D. COOLPZ 18-05-16:** A rezoning request initiated by the City of Coolidge for 1778 W Highway 87, which is approximately 5 acres of land located on Highway 87 between Skousen Road and Kenworthy Road, changing the zoning from Manufactured Home Residential (R-5) to General Services (C-3), legally described as follows:

The West 300 feet of the South 515 feet AND the East 200 feet of the West 500 feet of the South 315 feet of the Southeast quarter of Section 8, Township 5 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

**Public Hearing, Discussion and Action.**

Mr. Hansen gave some background on the request before the commission. There was discussion.

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

Commissioner Metcalf **Motioned** to approve COOLPZ 18-05-16, **Seconded** by Commissioner Bacon. Motion passed unanimously.

**A. COOLPZ 18-05-13:** A public hearing to discuss a proposed amendment to Section 302 of the Zoning Code changing the definition of "Garage, private"

**Public Hearing, Discussion.**

Director Lopez and Mr. Hansen gave some background on the request before the commission, noting this item was requested by the Commission. Director Lopez relayed the City Manager requested the definition restrict the use to the owners or renters

of the property. The Commission did not agree with the requested restriction, noting the zoning of properties covers restrictions on use. There was discussion.

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

There was further discussion. The Commission directed staff to bring back an Ordinance amending the definition of ***“Garage, private”*** to ***“A completely enclosed accessory building or accessory portion of the main building used for the shelter or storage of self-propelled vehicles, recreational vehicles, and/or boats”***.

**B. COOLPZ-18-05-14:** A proposed amendment to the Zoning Code adding ***Solar Farm*** alphabetically to the list of definitions and to include ***Solar Farm*** as a *conditionally permitted use* in the Agriculture (AG) and General Industrial (I-2) Zoning Districts.

Section 302 of the City of Coolidge Zoning Code is amended by adding the following definition alphabetically to the list of definitions:

*Solar Farm:* An installation or area of land in which a large number of solar panels are set up in order to generate electricity for use, sale, and/or transmission to sites or entities beyond the immediate site of the generating facility.

Section 501(C) is amended by adding Solar Farm in alpha-numeric order to the list of conditionally permitted uses in the Agriculture Zone (AG) to read as follows:

- C. Conditionally permitted uses
- 10. Solar Farm

Section 702(D) is amended by adding Solar Farm in alpha-numeric order to the list of conditionally permitted uses in the General Industrial (I-2) to read as follows:

- D. Conditionally permitted uses
- 21. Solar Farm

**Public Hearing, Discussion and Action.**

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

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

Commissioner Metcalf **Motioned** to approve COOLPZ 18-05-14, **Seconded** by Commissioner Bolan. Motion passed unanimously.

**C. COOLPZ 18-05-15:** A proposed amendment to the Zoning Code removing *Tire sales, repair and mounting* from the list of conditionally permitted uses in the General Services (C-3) Zoning District.

Section 603(D) of the City of Coolidge Zoning Code is alphanumerically amended by removing the following conditionally permitted use:

D. Conditionally permitted uses

~~19. Tire sales, repair and mounting~~

**Public Hearing, Discussion and Action.**

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

Commissioner Halbe **Motioned** to approve COOLPZ 18-05-15, **Seconded** by Commissioner Bacon. Motion passed unanimously.

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

Chairman Verdugo had nothing to report. Director Lopez talked about some projects moving forward within the City.

**CALL TO THE PUBLIC**

Dan Lubke, 614 W. Verde Lane, commented on the ambiguity of Section 1203 of the Zoning Code, asking that the Commission amend said Section to provide clarification. Director Lopez asked Mr. Lubke to speak further with him. No other member of the public wished to speak.

**ADJOURNMENT**

**Motion** was made by Commissioner Metcalf to adjourn, **Seconded** by Commissioner Duran. Motion carried unanimously. Meeting adjourned 7:01 pm.