

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, Al Metcalf, Hannah Peterson, Matt Duran, and Philip Bacon. Also present was City Manager Rick Miller and GIS Coordinator Tim Hansen.

PLEDGE OF ALLEGIANCE

Chairman Verdugo led the Pledge of Allegiance.

APPROVAL OF MINUTES:

None

OLD BUSINESS

None

NEW BUSINESS

A. COOLPZ-18-10-34: A Major Site Plan review for G.A. HAAN Development LLC at 350 W. Spruell Avenue, located near the intersection of Spruell Avenue and 4th Street, Assessor's Parcel Number 205-17-047C for placement of a 36 unit senior apartment complex on approximately 2.6 acres.

Public Hearing, Discussion and Action.

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

Chairman Verdugo opened the public hearing. Joel Cunningham of 357 W. Spruell Ave had concerns about if this project would impact his ability to receive irrigation. It was stated that the project would not cut off his irrigation water. No other members of the public wished to speak. Chairman Verdugo closed the public hearing.

Commissioner Metcalf **Motioned** to approve COOLPZ 18-10-34 with the condition that the applicant work with city staff on the roofline modifications of the building, **Seconded** by Commissioner Bacon. Motion passed unanimously.

B. COOLPZ 18-10-30 CUP: A Conditional Use Permit submitted by Pinal Land Holdings for a Solar Farm generally located at Selma Highway and Eleven Mile Corner Road, in Coolidge, Arizona, APN's 401-20-001B, 401-20-004A, 401-69-001B, 401-69-002B, 401-69-002C, 401-85-0010, 401-85-0020, comprising 560 acres more or less.

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. The applicant, Jakob Anderson, spoke about the request before the commission and some of the other things they are working on in the community, answering questions from the Commission. Several members of the public asked questions about the project, location of current city limits, and water rights. Chairman Verdugo closed the public hearing.

Commissioner Bacon **Motioned** to approve COOLPZ 18-10-30 and Resolution 18-09, **Seconded** by Commissioner Halbe. Motion passed unanimously.

C. COOLPZ 18-10-31 CUP: A Conditional Use Permit submitted by Pinal Land Holdings for a Solar Farm generally located on either side of Selma Highway, between State Route 87 and Sunshine Boulevard, in Coolidge, Arizona, APN's 401-47-0070, 401-47-0080, 401-47-0090, 401-48-0010, 401-48-0020, 401-48-004B, 401-48-004D, comprising 615 acres more or less.
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. Several members of the public asked questions about the project. No other members of the public wished to speak. Chairman Verdugo closed the public hearing.

Commissioner Peterson **Motioned** to approve COOLPZ 18-10-31 and Resolution 18-10, **Seconded** by Commissioner Duran. Motion passed unanimously.

D. COOLPZ 18-10-32 CUP: A Conditional Use Permit submitted by Pinal Land Holdings for a Solar Farm generally located a half mile north of Storey Road down to Steele Road, and between the Southern Pacific Railroad and Fast Track Road, in Coolidge, Arizona, APN's 401-21-0300, 401-21-0310, 401-21-0500, 401-21-051B, 401-36-001C, 401-36-002E, 401-36-0070, comprising 1,415 acres more or less.
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. Judy Lynch on Christensen Road asked that her road be added to the list of chip sealed roadways. Mr. Goldman of Goldman's dairy expressed concern that his property will be completely surrounded by solar and requested additional setbacks. Several members of the public asked questions about the project. No other members of the public wished to speak. Chairman Verdugo closed the public hearing.

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

Commissioner Halbe **Motioned** to approve COOLPZ 18-10-32 and Resolution 18-11, **Seconded** by Commissioner Duran. Motion passed unanimously.

Chairman Verdugo had nothing to report. Mr. Hansen had nothing to report.

CALL TO THE PUBLIC

No other members of the public wished to speak.

ADJOURNMENT

Motion was made by Commissioner Metcalf to adjourn, **Seconded** by Commissioner Peterson. Motion carried unanimously. Meeting adjourned 7:29 pm.