

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

PLEDGE OF ALLEGIANCE

Chairman Verdugo led the Pledge of Allegiance.

APPROVAL OF MINUTES:

January 9, 2019

OLD BUSINESS

None

NEW BUSINESS

A. COOLPZ 19-01-01: A rezoning request initiated by the City of Coolidge for approximately 9.7 acres of land located around the intersection of State Route 87 and Tucker Street, changing the zoning from General Rural (GR) to General Industrial (I-2), legally described as follows:

Those Portions of the PLAT OF RANDOLPH ARIZONA, recorded in Book 2 of Maps, Page 5 in the office of the County Recorder, Pinal County, Arizona, more particularly described as follows:

Lots 1 thru 8, 10, 12, 14, 16, 18, 20, 22, and 24, in Block 54, Lots 15, 16, the south half of Lot 18, Lots 19, 20, and 21, all of Block 55, and all of Block 66 EXCEPT Lot 14, together with adjacent right-of-ways for all alleys, Tucker Street (aka 'E' Street), Bateman Street (aka 'F' Street), and State Route 87 (aka Central Avenue) as shown on said plat;

Public Hearing, Discussion and Action.

Director Lopez 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 19-01-01, **Seconded** by Commissioner Duran. Motion passed unanimously.

B. COOLPZ 19-02-02: Proposed Zoning Code Amendment: Modifying fence restrictions for Solar Farms within the Agriculture (AG) Zoning District.

Section 1004 Fences and walls

C. Construction, maintenance and height requirements

1. Construction and Maintenance

d. Barbed wire fences shall be allowed for permitted Solar Farms in the AG zoning district as required by electrical code.

D. Residential fences and walls

5. *The above provisions shall not apply to Solar Farms within the AG zoning district. Solar Farms within the AG zoning district shall be allowed fences up to eight (8) feet in height as required by electrical code.*

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission, noting this item was in response to discussion held with solar developers. There was discussion.

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

Commissioner Duran **Motioned** to approve COOLPZ 19-02-02, **Seconded** by Commissioner Bacon. Motion passed unanimously.

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

Chairman Verdugo had nothing to report. Director Lopez mentioned ongoing discussions related to economic development, a "Nikola Days" event coming up in the valley, Dairy Queen coming back to town, upcoming improvements to the DES building on Arizona Boulevard, and the senior apartment project on Spruell Avenue getting close to breaking ground.

CALL TO THE PUBLIC

No members of the public wished to speak.

ADJOURNMENT

Motion was made by Commissioner Peterson to adjourn, **Seconded** by Commissioner Bolan. Motion carried unanimously. Meeting adjourned 7:28 pm.