

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

PLEDGE OF ALLEGIANCE

Commissioner Matt Duran led the Pledge of Allegiance.

APPROVAL OF MINUTES:

March 6, 2019

OLD BUSINESS

None

NEW BUSINESS

A. COOLPZ 19-04-04: Resolution 19-01, a Conditional Use Permit application submitted by Charles Wright for a Manufactured Home in the Agricultural (AG) zoning district located at 2840 E. Baughn Avenue, Coolidge, AZ, APN 202-34-005D.

Public Hearing, Discussion and Action.

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

Vice Chairman Halbe opened the public hearing. Candy Cooler of 2666 E. Jolynn Way opposed placement of a manufactured home, noting all other houses in the area are stick-built, and a manufactured home would have a negative effect on property values. Charles Wright of 2840 E. Baughn Avenue noted 1119 S. Attaway Road does have a mobile home on it now. Joe Wright of 1021 S. Attaway Road stated manufactured homes are appropriate for the area, this was an effort to resolve some code violations, and that he anticipated installing a manufactured home within 6 months if approved. No other members of the public wished to speak. Vice Chairman Halbe closed the public hearing.

Commissioner Bolan **Motioned** to deny COOLPZ 19-04-04 and Resolution 19-01, motion failed due to lack of a **Second**. Commissioner Metcalf **Motioned** to approve COOLPZ 19-04-04 and Resolution 19-01, **Seconded** by Commissioner Duran. Motion passed with Commissioner Bolan in dissent.

B. COOLPZ 19-04-06: Resolution 19-02, a Conditional Use Permit submitted by Audrey Copeland on behalf of Coronal Energy for two (2) Solar Farm sites:

- (1) Located north of State Route 287, west of Sunshine Boulevard and east of Eleven Mile Corner Road, in Coolidge, Arizona, APN's 401-21-043A, 401-21-0440, comprising 324 acres more or less.
- (2) Located south of State Route 287, north of Selma Highway, between Curry Road and Eleven Mile Corner Road, in Coolidge, Arizona, APN's 401-01-0860, 401-01-0870, 401-01-0880, 401-14-0040, 401-14-0060, 401-15-001C, 401-15-0040, comprising 1,226 acres more or less.

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission. There was discussion.

Vice Chairman Halbe opened the public hearing. Coordinator Hansen read a letter submitted by Shotgun and Kristi Passig noting the unfulfilled promises related to the Nexterra Solar Site near them. The Passig's did not oppose the project, but would like to see increased setbacks, no battery storage near houses, that the site be regularly maintained, and adding oleanders adjacent to their property in lieu of trees. Commissioner Bolan asked where the Nexterra site was in relation to the site in discussion. The applicant, Audrey Copeland, stated she had discussions with the Passig's and some other property owners, expressing a willingness to try and mitigate their concerns. Mrs. Copeland then gave an overview of Coronal's proposed project, noting the life of a solar project is generally around 30 years. Justin Roberts of 55 N. Eleven Mile Corner Road had concerns about glare, noting that the Nexterra project produces glare into his house at certain times of the year, and that he opposed the project. Tom Hollenbach of 1744 S. Private Drive spoke in opposition to the project, wondered how all the required landscaping would be watered, expressing concern as to whether the Coolidge Fire Department had the proper training to deal with a battery fire, and speculated this project would devalue his property. Mr. Hollenbach also wondered how the City could approve a project that wasn't currently within city limits, and stated he would support this project if it were somewhere else. Mr. Hollenbach noted many of his neighbor did not receive any notice. Ken Reycraft, representing the owner of APN 401-14-0060, stated there was not infrastructure in the area to support residential development, a Solar Farm would actually conserve water, and felt solar was appropriate for this area. Tommy Caywood had no objections to the project, but would like to see the buffer on Highway 287 increase to allow for commercial

development. Tom Bagnall of 67 N. Sunshine Boulevard, stated he fought with Nexterra for 2 years and they ignored his concerns, ultimately cutting off communication. Mr. Bagnall noted that this project combined with Nexterra would surround his property on 2 sides. Mr. Bagnall also expressed dissatisfaction with the state of the Nexterra site and lack of maintenance. Mr. Bagnall stated he was not opposed to the project, but he would like to feel included and have a voice in discussions related to developing the project. Commissioner Bolan asked if the required trees would be on-site or in the right-of-way, and asked Mr. Bagnall if he would prefer a block wall instead of chain-link. Mr. Bagnall inquired where the set-backs are measured from. Coordinator Hansen responded it is from the property line, which would be the edge of the required new right-of-way dedications. Penny Bagnall of 67 N. Sunshine Boulevard had concerns about environmental impacts and would like to see studies proving no adverse effect. Mrs. Bagnall stated that since the Nexterra site went in, cell phone service is barely existent. Mrs. Bagnall wants if away from her property, she doesn't care about landscape, and that she would continue to push against the project from an environmental standpoint. Mrs. Copeland returned to the podium to address some of the stated concerns. Mrs. Copeland said she is not surprised the Nexterra facility is creating glare, but her companies' project would be more mindful and willing to work with property owners to minimize impact. Mrs. Copeland further noted they are required to have a decommissioning plan for the end of use. She acknowledged the safety concerns for emergency response and training. Mrs. Copeland stated all landscape plants would be drought tolerant, minimizing water use. In response to decreasing land values, she noted the area is already filled with large, high voltage transmission lines, a substation, and another solar farm. Mrs. Copeland expressed a willingness to work with the City on a safety and training plan. It was noted solar farms don't catch fire, batteries could. Commissioner Bolan and Coordinator Hansen had a discussion clarifying where and how setback are measured. Coordinator Hansen noted the CUP approval is not the end of the process. Further discussions will happen with the City, Developer, and property owners, prior to submittal of a formal Major Site Plan. Commissioner Bolan asked how tall the solar panel are, with Mrs. Copeland responding roughly 7 feet, reiterating a willingness to work with property owners. There was discussion related to watering landscape between Commissioner Bolan, Mrs. Copeland, and Coordinator Hansen. Commissioner Bolan asked studies related to various aspects of a solar farms, with Mrs. Copeland responding that she did not have all that information on hand, but would be happy to follow-up with some studies. Frank Ford of Tierra Grande expressed concern about the heat-island affect and stated the high-voltage

transmission lines that were installed in the area have been a disaster for Tierra Grande. Sammy Caywood of Caywood Farms stated Nexterra promised “the moon”, block walls, great aesthetics, and did not follow through on any of the promises. Mrs. Caywood further stated the Nexterra site produces a constant hum. Rose Robertson of Lonesome Valley Farms expressed a desire for solar, wants the company to work with neighbors, and that the larger of the 2 sites had 5 wells that could be used for landscape purposes. Brooks Bartlett of 815 N. Sunshine Boulevard stated most the discussion is about the wall, landscaping is a joke, and disagreed with the idea growth is moving west. Mr. Bartlett questioned the long term viability of a solar farm the panels used, also noting he has also noticed an adverse effect in cell phone reception since the Nexterra site was developed. Mr. Bartlett expressed dismay that the money was from out of town, and that’s where the power was going too. No other members of the public wished to speak. Vice Chairman Halbe closed the public hearing.

Vice Chairman Halbe asked Coordinator Hansen about the project not currently being within city limits. Coordinator Hansen stated while unusual, CUP’s have been approved prior to annexation in the past, noting that the applicant will come back before the Commission for a Major Site Plan, the same notifications to property owners will be sent, providing additional opportunity for input. The issue of cell phone reception was brought up again, with Mrs. Copeland stating she would look into it. Commissioner Bolan clarified that if approved, there would still be another opportunity to address actual site layout, with Coordinator Hansen confirming that was indeed the case.

Commissioner Peterson **Motioned** to approve COOLPZ 19-04-06 and Resolution 19-02, **Seconded** by Commissioner Metcalf. Motion passed unanimously.

C. COOLPZ 19-04-03: A proposed amendment to the Zoning Code adding Data Center alphabetically to the list of definitions and to include Data Center as a principally permitted use in the Agricultural (AG), Commerce Park (C-P) and Garden Industrial (I-1) Zoning Districts.

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

Data Center: *A building, dedicated space within a building, or a group of buildings used to house computing facilities such as servers, routers, switches and firewalls, as well as supporting components like backup equipment, fire suppression facilities and air conditioning.*

Section 501(B) is amended by adding Data Center in alpha-numeric order to the list of principally permitted uses in the Agricultural Zone (AG) to read as follows:

- B. Principally permitted uses
 - 2. *Data Center*

Section 605(C) is amended by adding Data Center in alpha-numeric order to the list of principally permitted uses in the Commerce Park (C-P) to read as follows:

- C. Principally permitted uses
 - 25. *Data Center*

Section 701(C) is amended by adding Data Center in alpha-numeric order to the list of principally permitted uses in the Garden Industrial (I-1) to read as follows:

- C. Principally permitted uses
 - 13. *Data Center*

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the commission. 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 Metcalf **Motioned** to approve COOLPZ 19-04-03, **Seconded** by Commissioner Bolan. Motion passed unanimously.

C. COOLPZ 19-04-07: An amendment limiting the number of garage sales (aka yard sales) to four (4) per calendar year.

Section 1904 of the City of Coolidge Zoning Code is amended by adding the following restriction:

- A. In general
 - 4. Garage sales, limited to sixty (60) consecutive hours *and four (4) events per calendar year.*

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the commission. 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 19-04-07, **Seconded** by Commissioner Metcalf. Motion passed unanimously.

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

Vice Chairman Halbe had nothing to report. Director Lopez mentioned civil plans for Nikola, Dairy Queen coming along, and new home construction.

CALL TO THE PUBLIC

No members of the public wished to speak.

ADJOURNMENT

Motion was made by Commissioner Bolan to adjourn, **Seconded** by Commissioner Peterson. Motion carried unanimously. Meeting adjourned 8:10 pm.