

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THE CITY OF COOLIDGE, PINAL COUNTY
WEDNESDAY JUNE 5, 2019 @ 6:00 P.M.
COUNCIL CHAMBERS
911 S. ARIZONA BOULEVARD - COOLIDGE, ARIZONA**

I. Call to Order:

II. Pledge of Allegiance:

III. Roll Call:

IV. Approval of Minutes: *May 8, 2019*

V. Old Business:

VI. New Business:

A. COOLPZ 19-05-10: A Major Site Plan submitted by Katy James on behalf of Architectural Collaborative Team for a four (4) unit residential complex located at 573 W. Lincoln Avenue, Coolidge, Arizona, APN 204-11-028A.
Public Hearing, Discussion and Action.

B. COOLPZ 19-05-11 CUP: Resolution 19-03, a Conditional Use Permit submitted by Carisa Endrizzi-Davis on behalf of East Line Solar LLC for two (2) Solar Farm sites:

(1) Located north of Selma Highway, west of Sunshine Boulevard and east of Eleven Mile Corner Road, in Coolidge, Arizona, APN 401-69-001C, comprising 78 acres more or less.

(2) Located south of Selma Highway, north of Cornman Road, between Sunshine Boulevard and Eleven Mile Corner Road, in Coolidge, Arizona, APN's 401-85-003J, 401-85-003K, 401-85-003L, 401-85-003M, 401-85-003N, 401-85-003P, comprising 239 acres more or less.

Public Hearing, Discussion and Action.

C. COOLPZ 19-05-12: A proposed amendment to the Zoning Code to allow for roof projections (eaves) to extend closer than five (5) feet to a side property line, provided certain building code requirements are satisfied.

Section 502(G) is amended by modifying permitted encroachments into side yard setbacks in the Single-Family Residential Zone (R-1) to read as follows:

G. Permitted encroachment into required setback

3. Normal roof projections (eaves) into required side yards: A house or garage roof constructed closer than five (5) feet of a side property line shall satisfy construction requirements related to minimum fire separation distance. In no case shall an eave be constructed less than three (3) feet of a side property line.

Section 503(G) is amended by modifying permitted encroachments into side yard setbacks in the Single-Family/Duplex Residential Zone (R-2) to read as follows:

G. Permitted encroachment into required setback

3. Normal roof projections (eaves) into required side yards: A house or garage roof constructed closer than five (5) feet of a side property line shall satisfy construction requirements related to minimum fire separation distance. In no case shall an eave be constructed less than three (3) feet of a side property line.

Section 504(J) is amended by modifying permitted encroachments into side yard setbacks in the Multi-Family Residential Zone (R-3) to read as follows:

J. Permitted encroachment into required setback

3. Normal roof projections (eaves) into required side yards: A house or garage roof constructed closer than five (5) feet of a side property line shall satisfy construction requirements related to minimum fire separation distance. In no case shall an eave be constructed less than three (3) feet of a side property line.

Section 505(H) is amended by modifying permitted encroachments into side yard setbacks in the Multi-Family Residential Zone (R-4) to read as follows:

H. Permitted encroachment into required setback

3. Normal roof projections (eaves) into required side yards: A house or garage roof constructed closer than five (5) feet of a side property line shall satisfy construction requirements related to minimum fire separation distance. In no case shall an eave be constructed less than three (3) feet of a side property line.

Section 506(H) is amended by modifying permitted encroachments into side yard setbacks in the Manufactured Home Residential Zone (R-5) to read as follows:

H. Permitted encroachment into required setback

3. Normal roof projections (eaves) into required side yards: A house or garage roof constructed closer than five (5) feet of a side property line shall satisfy construction requirements related to minimum fire separation distance. In no case shall an eave be constructed less than three (3) feet of a side property line.

Section 903(H) is amended by modifying permitted encroachments into side yard setbacks in the Infill Overlay Zone (IO) to read as follows:

H. Permitted encroachment into required setback

3. Normal roof projections (eaves) into required side yards: A house or garage roof constructed closer than five (5) feet of a side property line shall satisfy construction requirements related to minimum fire separation distance. In no case shall an eave be constructed less than three (3) feet of a side property line.

Section 904(G) is amended by modifying permitted encroachments into side yard setbacks in the Manufactured Home Overlay Zone (MH) to read as follows:

G. Permitted encroachment into required setback

3. Normal roof projections (eaves) into required side yards: A house or garage roof constructed closer than five (5) feet of a side property line shall satisfy construction requirements related to minimum fire separation distance. In no case shall an eave be constructed less than three (3) feet of a side property line.

VII. Reports from Chairman/Development Services Director:

VIII. Call to the Public:

IN KEEPING WITH THE COMMISSIONS POLICY, WE HOPE YOU CAN EXPRESS YOUR IDEAS IN FIVE MINUTES OR LESS. THE CHAIRPERSON WILL LIMIT DISCUSSION WHENEVER HE/SHE DEEMS SUCH AN ACTION APPROPRIATE TO THE PROPER CONDUCT OF THE MEETING. THE PLANNING AND ZONING COMMISSION CANNOT RESPOND TO ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE PROVISIONS OF THE "OPEN MEETING LAW" HAVE BEEN COMPLIED WITH.

IX. Adjournment:

THIS NOTICE IS POSTED IN ACCORDANCE WITH THE CITY CODE 2-4-1 OF THE CITY OF COOLIDGE AND A.R.S. § 38-431, ET SEQ. ALL MEMBERS OF THE PUBLIC ARE INVITED TO ATTEND THIS MEETING. DATED THIS 31st DAY OF MAY, 2019

Tim Hansen – GIS Coordinator

PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETERS, SHOULD CONTACT THE ADA COORDINATOR AT (520) 723-5361 OR TDD LINE (520) 723-4653 NO LATER THAN 10:00 A.M. JUNE 3, 2019.

POSTED: _____

TIME: _____