

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

Vice Chairman Ray Halbe led the Pledge of Allegiance.

APPROVAL OF MINUTES:

May 8, 2019

OLD BUSINESS

None

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.

Mr. Hansen stated this item was incorrectly advertised as a Major Site Plan but was in fact a Minor Site Plan and did not require review by the Commission. A public hearing was advertised so anyone wishing to speak may do so.

Vice Chairman Halbe opened the public hearing. Eva Figorura of 592 W Lincoln Ave spoke about general concerns with her neighbors but nothing relevant to the project. No other members of the public wished to speak. Vice Chairman Halbe closed the public hearing.

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.

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

Vice Chairman Halbe opened the public hearing. Jim Holt of 613 E. Iris in Gilbert, AZ stated he desired to have some landscaping on the north end of the project to block the view from residents. Art Telsma of 418506 E. Cornman Road asked how this project would impact his home value and if there were any health issues associated with Solar Farms. Jordan Vin with sPower expressed a willingness to work with property owners to address their concerns. She also stated there was no evidence that Solar Farms directly affected home values and Solar Farms are temporary in nature, usually lasting about 20 years. Ryan Galaria with sPower stated they develop all over the country and these are common concern. He further stated that in other areas where Solar Farms have existed for years they have not observed a negative effect on home values because the use is fairly benign. Ryan reiterated Jordan's statement that they were willing to work with property owners. Kathleen Holt of 613 E. Iris Ct in Gilbert, AZ, asked what pathway the power would take to leave the property. Jordan with sPower stated they were considering 2 options; one up Sunshine Blvd and the other along Eleven Mile Corner Road. Vice Chairman Halbe clarified that a Major Site Plan would still be required and future public hearing would be held. No other members of the public wished to speak. Vice Chairman Halbe closed the public hearing.

Commissioner Metcalf **Motioned** to approve COOLPZ 19-05-11 and Resolution 19-03, **Seconded** by Commissioner Duran. Motion passed unanimously.

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

(10) 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.

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the commission. Mr. Hansen stated the request was essentially aligning the zoning code with standard building practices. 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 19-05-12, **Seconded** by Commissioner Bacon. Motion passed unanimously.

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

Vice Chairman Halbe had nothing to report. Director Lopez mentioned the Nikola project made a top 25 project list in a national publication.

CALL TO THE PUBLIC

No 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 7:50 pm.