

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

PLEDGE OF ALLEGIANCE

Vice Chairman Halbe led the Pledge of Allegiance.

APPROVAL OF MINUTES:

September 4, 2019

OLD BUSINESS

None

NEW BUSINESS

A. COOLPZ 19-07-16: A Major General Plan Amendment changing the land use designation from “*Industrial & Manufacturing*” to “*Urban Neighborhood*” on approximately 25+/- acres of land, as described below:

The Northwest quarter of Section 15 lying West of the Southern Pacific Railroad, Township 7 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, EXCEPT the North 1,855.51 feet thereof.

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 19-07-16, **Seconded** by Commissioner Bolan. Motion passed unanimously.

B. COOLPZ 19-07-17: A Major General Plan Amendment initiated by the City of Coolidge to expand the Planning Area Boundary from 183.1 square miles to 185.4 square miles and assign Land Use classifications in three (3) areas, generally described as follows:

1. North of Selma Hwy, west of Tweedy Rd, east of Curry Rd, and south of SR 287;
2. North of Hanna Rd, west of State Route 87, east of La Palma Rd, and south of Cornman Rd;
3. North of Shedd Rd, west of Fast Track Rd, east of Vail Rd, and south of the CAP Canal.

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 19-07-17, **Seconded** by Commissioner Peterson. Motion passed unanimously.

C. COOLPZ 19-07-18: A Major General Plan Amendment to add “*Neighborhood Business Zone (C-1)*” to the list of appropriate zoning in the “*Downtown Core*” land use classification.

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 19-07-18, **Seconded** by Commissioner Bacon. Motion passed unanimously.

D. COOLPZ 19-08-25: A Major Site Plan application submitted by East Line Solar LLC for an 851 acre Solar Farm located near the intersection of Selma Highway and Eleven Mile Corner Road, Coolidge, Arizona, APN’s 401-20-004A, 401-69-001C, 002B, 401-85-0010, 0020, 003J, 003K, 003L, 003M, 003N, 003P, and 402-02-001B.

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission. Jordan Levin representing the applicant gave a brief presentation about the company, current projects around the country, details of this project, and the company’s commitment to be active in the community. Commissioner Bolan inquired whether the gen-tie line would be overhead or underground, expressing concern for residents if it were to be overhead. The applicant said they were working with Pinal County on that portion and were intending to go underground, but it could change. Mr. Hansen noted there are large transmission lines within the corridor already, and that same corridor would be utilized. There was discussion.

Vice Chairman Halbe opened the public hearing. Tom Bagnall, 67 N. Sunshine Blvd, had concerns related to battery storage and potential fires/explosions. It was stated this project did not include battery storage. There was further discussion related to batteries and code requirements. No other members of the public wished to speak. Vice Chairman Halbe closed the public hearing.

Commissioner Bacon **Motioned** to approve COOLPZ 19-08-25, **Seconded** by Commissioner Peterson. Motion passed unanimously.

E. COOLPZ 19-08-26: A Major Site Plan application submitted by Saint Solar LLC for a 1,167 acre Solar Farm located east of State Route 87, between Steele Road and Selma Highway, in Coolidge, Arizona, APN’s 401-21-057C, 0590, 060A, 060B, 401-14-001D, 002A, 004B, 401-86-003A, 0040, and 0060.

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission. Wardah Abbasi with Saint Solar gave some background on the company and project details. Commissioner Bolan asked about houses within the project area and their ability to access the property. Mr. Miller responded that access cannot be restricted, and those houses will still be able to get to their property. Commissioner Bolan asked if this project will utilize batteries, with Mrs. Abbasi responding it will not.

Commissioner Metcalf asked if the connection was overhead or underground, with Mrs. Abbasi responding underground. Mr. Miller spoke to site characteristics including two transmission corridors, railroad, and the future North-South freeway. There was discussion.

Vice Chairman Halbe opened the public hearing. Jim Goldman of Goldman Dairies asked that some additional screening and a 200 foot setback be required around the west side of their property next to their houses. Nathan Goldman also with Goldman Dairies reiterated what Jim Goldman stated. Nathan Goldman also was concerned with weed growth within the site and questioned if drip irrigation would be adequate to feed the oleander landscaping. Mr. Miller noted the submitted site plan doesn't show any panels adjacent to the Goldman residences and irrigation must be provided in an adequate amount to keep required landscaping healthy. Mrs. Abbasi stated Nexterra is in the process of abating the weeds at their other sites and would do better at maintaining this site. Commissioner Bolan suggested moving a retention basin on the north end of the site next to the Goldman's property so as to provide the buffer requested by Jim Goldman. The applicant stated they could potentially accommodate that. Commissioner Metcalf asked if any landscape barrier is proposed on the west side of the Goldman Dairy. The applicant stated they were willing to work towards a solution with the Goldman's. There was discussion among the Commission, applicant and the Goldman's about the location of the retention basin. The applicant then explained what a laydown yard was. Tom Bagnall spoke to his frustration related to lack of communication between himself and Nexterra. Mr. Bagnall also spoke to his frustration related to the lack of maintenance at Nexterra's other site and their failure to listen to comments from property owners or follow through with what they said they would do. Penny Bagnall, 67 N. Sunshine Blvd, said she empathized with the Goldman's. Mrs. Bagnall spoke to concerns about electrical interference and the problems it causes with her cell phone. Mrs. Bagnall also spoke about the chaos involved during the construction phase of the project, dust control issues that were not addressed at Nexterra's other site, and general lack of courtesy shown by the applicant on the previous project. Nathan Goldman asked if their entire property had at least a 50 foot buffer, with Director Lopez responding yes. Rebecca Hilder, of 2044 S. Don Carlos #12 in Mesa, stated she owned property near the eastern area of the project on Steele Road and was concerned about proximity to her land. Mrs. Hilder asked what kind of buffer is next to her land and if any landscape would be provided adjacent to her property. Director Lopez stated there would be at least a 50 foot setback and noted the adjacent lands are currently undeveloped. Mr. Miller clarified the location of Mrs. Hilder's property. Director Lopez asked if Mrs. Hilder planned to build on her land, to which she responded no. Commissioner Bolan asked Nathan Goldman to clarify what they were asking of the applicant. The response was inaudible. Commissioner Metcalf stated Nexterra's reputation was not so great so far so he understood the apprehension of the public. Commissioner Bolan ask what teeth the City had to enforce the items that had been discussed. Mr. Miller stated the City did have enforcements mechanisms that can be utilized to enforce requirements and conditions. Mrs. Abbasi emphasized their commitment to maintaining this project. Vice Chairman Halbe stated the importance the Commission placed on being a good corporate citizen. No other members of the public wished to speak. Vice Chairman Halbe closed the public hearing.

Commissioner Bolan **Motioned** to approve COOLPZ 19-08-26 with the condition of moving the retention basin and providing additional landscape buffers in the DA-2 area as discussed, **Seconded** by Commissioner Peterson. Motion passed unanimously.

F. COOLPZ 19-09-28: A rezoning request initiated by Bradley & Kerry Patrick for approximately 1.38 acres of land located at 1139 E. Lauren Lane in the KLC Ranch Subdivision, Coolidge, Arizona, changing the zoning from *Planned Area Development (PAD)* to *Agricultural (AG)*, legally described as follows:

Lot 24, of KLC RANCH LOTS 9-24, as recorded in Cabinet C, Slide 175 in the office of the County Recorder, Pinal County, Arizona.

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission. Commissioner Bolan asked if this change would affect taxes and if a house was allowed in the AG zoning district, to which Director Lopez responded no to taxes and yes to the house. There was discussion.

Vice Chairman Halbe opened the public hearing. The applicant, Kerry Patrick, stated the zoning change would better allow them to locate their proposed shop. Rebecca Thompson, 1031 E. Luran Lane, said they had applied for a carport in the backyard and discovered the additional setback requirements. Mrs. Thompson asked what the setbacks would be if rezoned. Director Lopez responded that side setbacks in the AG zone are 10 feet. Mr. Miller stated it would be preferable to the City that the subdivision be rezoned as a whole rather than lot by lot. No other members of the public wished to speak. Vice Chairman Halbe closed the public hearing.

Commissioner Metcalf **Motioned** to approve COOLPZ 19-09-28, **Seconded** by Commissioner Bolan. Motion passed unanimously.

G. COOLPZ 19-09-29: A proposed amendment to the Zoning Code reducing the minimum acreage required for *Planned Area Development (PAD)* zoning from fifty (50) acres to five (5) acres, and removing the provisions for waivers of the minimum acreage requirement.

Public Hearing, Discussion and Action.

Mr. Lopez gave some background on the request before the Commission. There was discussion. Commissioner Bolan suggested the code be amended to allow for a minimum acreage of 10 acres for a PAD. Mr. Miller stated the Commission can make that recommendation.

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 19-09-29 changing the minimum acreage for a PAD to 10 acres, **Seconded** by Commissioner Bacon. Motion passed unanimously.

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

Vice Chairman Halbe had nothing to report. Director Lopez spoke about various projects the City is working on. Vice Chairman Halbe asked that the Commission be provided with an exhibit showing what has been allocated city-wide for solar farms thus far. Mr. Miller spoke to his support for solar farms in general. Commissioner Bolan stated he was not opposed to solar farms but due consideration should be given to property owners adjacent to or near these solar farms. Director Lopez said staff could put an exhibit together to accommodate Vice Chairman Halbe's request.

CALL TO THE PUBLIC

No members of the public wished to speak.

ADJOURNMENT

Motion was made by Commissioner Bolan to adjourn, **Seconded** by Commissioner Metcalf. Motion carried unanimously. Meeting adjourned 8:45 pm.