

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THE CITY OF COOLIDGE, PINAL COUNTY
WEDNESDAY NOVEMBER 6, 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:** *October 9, 2019*
- V. **Old Business:**
- VI. **New Business:**
 - A. **COOLPZ 19-09-31:** A proposed amendment to the Zoning Code changing the submittal requirements for a Conditional Use Permit.

Section 1902(B) is amended to read as follows:

B. Application required

 1. The person applying for the Conditional Use Permit shall fill out and submit to the Zoning Administrator the appropriate form together with the required fee. The request for a Conditional Use Permit shall follow the *notification procedures* for Major Site Plans in Section 1901.E of this Code.
 2. *The following materials shall be submitted with the Conditional Use Permit application as applicable:*
 - a. *Existing developed sites and manufactured homes, a site plan showing:*
 - (1) *Boundary line of property with dimensions;*
 - (2) *Ingress and egress points;*
 - (3) *Utilities and utility right-of-way easements:*
 - i. *Electric;*
 - ii. *Natural gas;*
 - iii. *Telephone;*
 - iv. *Water;*
 - v. *Sewer (sanitary and storm);*
 - vi. *Cable television.*
 - (4) *Buildings and structures;*
 - (5) *Parking facilities;*
 - (6) *Surface water drainage arrows;*
 - (7) *Provision for handicapped accessibility in accordance with Arizona Revised Statutes (ARS) 34-404 through 34-439;*
 - (8) *Fences and walls;*
 - (9) *Exterior refuse;*
 - (10) *Landscaping plan showing planting, equipment, etc;*
 - (11) *Number of employee and non-employee parking spaces.*
 - b. *Undeveloped sites in which a Major Site Plan will be processed if the Conditional Use Permit is granted, a map showing:*
 - (1) *Existing uses and utilities within one-half (1/2) mile of the site;*
 - (2) *A legal description of the site area.*

Public Hearing, Discussion and Action.

- B. COOLPZ 19-09-32:** A proposed amendment to the Zoning Code removing *Final Plat* from the preliminary development submittal requirements of a *Planned Area Development (PAD)*.

Section 1905(D) is amended by removing number 8 of the preliminary development submittal requirements for a PAD:

~~8. A final plat of the proposed development;~~

Public Hearing, Discussion and Action.

- C. COOLPZ 19-09-35:** A proposed amendment to the Zoning Code adding *Hemp Processing* alphabetically to the list of definitions, and to include *Hemp Processing* as a conditionally permitted use in the *Agricultural (AG)* Zoning District, as a principally permitted use in the *Garden Industrial (I-1)* Zoning District, and as a principally permitted use in the *General Industrial (I-2)* Zoning District

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

Hemp Processing: The processing of wet and dried hemp material needed to prepare hemp for industrial, food, or medical use.

Section 501(C) is amended by adding Hemp Processing in alpha-numeric order to the list of conditionally permitted uses in the Agricultural Zone (AG) to read as follows:

C. Conditionally permitted uses

8. Hemp Processing

Section 701(C) is amended by adding Hemp Processing 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

17. Hemp Processing

Section 702(C) is amended by adding Hemp Processing in alpha-numeric order to the list of principally permitted uses in the General Industrial (I-2) to read as follows:

C. Principally permitted uses

42. Hemp Processing

Public Hearing, Discussion and Action.

- D. COOLPZ 19-10-36:** A Conditional Use Permit application submitted by Angela Couden on behalf of Steve and Kendra Karl, for a *Manufactured Home* in the *Agricultural (AG)* Zoning District located at 1053 N. La Rose Drive, Coolidge, AZ, APN 209-19-007Q; Resolution 19-07.

Public Hearing, Discussion and Action.

- E. COOLPZ 19-10-37:** A rezoning request initiated by Tom & Rebecca Thompson for approximately 1.39 acres of land located at 1031 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 17, 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.

F. COOLPZ 19-10-38: 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.

G. COOLPZ 19-10-39: A rezoning request initiated by Mark & Terri Gomes for approximately 1.38 acres of land located at 1128 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 16, 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.

H. An exhibit showing where Solar Farms have been approved within the City per Vice Chairman Halbe's request at the last Planning & Zoning Commission meeting.

Discussion only

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 29th DAY OF OCTOBER, 2019

Tim Hansen – GIS Coordinator

POSTED: _____ **TIME:** _____

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. NOVEMBER 4, 2019.