

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
THE CITY OF COOLIDGE, PINAL COUNTY
WEDNESDAY APRIL 8, 2020 @ 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:** March 4, 2020

V. **Old Business:** None

VI. **New Business:**

A. COOLPZ 19-KLC3: A rezoning request for COOLPZ 19-12-56, 20-01-01, 20-02-06, 20-03-11, & 20-03-12 initiated by property owners for approximately 6.88 acres of land located at 1013, 1017 & 1115 E. Vah Ki Inn Road and 1033 & 1122 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:

Lots 2, 4 and 6, of KLC RANCH LOTS 1-8, as recorded in Cabinet C, Slide 83 in the office of the County Recorder, Pinal County, Arizona; AND

Lots 13 and 18, 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.

B. COOLPZ 20-02-07: A rezoning request initiated by Juan Acosta for approximately 0.32 acres of land located at 120 W. Coolidge Avenue, Coolidge, Arizona, changing the zoning from **General Industrial (I-2)** to **General Business (C-2)**, legally described as follows:

Lots 10 and 11, Block 7, of COOLIDGE AMENDED, as recorded in Book 2 of Maps, Page 4, in the office of the County Recorder, Pinal County, Arizona.

Public Hearing, Discussion and Action.

C. COOLPZ 20-03-08: A Conditional Use Permit amendment to Resolution 19-03 submitted by Carisa Endrizzi-Davis on behalf of East Line Solar LLC and Central Line Solar LLC, requesting that the requirement for powder coated chain link fencing be waived in areas where oleander hedges are used instead of trees and shrubs for street frontage landscaping on APN's 401-69-001E, 001F, 001G, 001H, 001J & 401-85-003J, 003K, 003L, 003M, 003N, 003P, Resolution 20-03.

Application withdrawn by applicant. No Public Hearing, Discussion or Action to occur.

D. COOLPZ 20-03-09: A Conditional Use Permit amendment to Resolution 19-08 submitted by Carisa Endrizzi-Davis on behalf of Central Line Solar LLC, requesting that the requirement for powder coated chain link fencing be waived in areas where oleander hedges are used instead of trees and shrubs for street frontage landscaping on APN's 401-85-003A, 003Q, 003R, 003S, 003U, 003V, Resolution 20-04.

Application withdrawn by applicant. No Public Hearing, Discussion or Action to occur.

E. COOLPZ 20-03-10: A Conditional Use Permit amendment to Resolution 18-09 submitted by Carisa Endrizzi-Davis on behalf of East Line Solar LLC, requesting that the requirement for powder coated chain link fencing be waived in areas where oleander hedges are used instead of trees and shrubs for street frontage landscaping on APN's 401-20-001B, 004A, & 401-69-001B, 002B, 002C, & 401-85-0010, 0020, Resolution 20-05.

Application withdrawn by applicant. No Public Hearing, Discussion or Action to occur.

F. COOLPZ 20-02-05: A proposed amendment to the *Zoning Code* amending *Sections 1004.D, 1008.B, and 1008.C* modifying requirements related to medical marijuana.

Section 1004.D of the Zoning Code is amended as follows:

- D. In all parts of the City zoned residential, no fence or wall shall be erected or maintained more than six (6) feet in height, ***except as allowed by Section 1008.C.10***, and also:

Section 1008.B of the Zoning Code is amended as follows:

- B. A medical marijuana dispensary shall only be allowed to operate ~~Monday through Friday~~ between the hours of 7:00 a.m. and 7:00 p.m.

Section 1008.C of the Zoning Code is amended as follows:

C. All medical marijuana uses shall:

1. Be located in a permanent building housing only one user or tenant, ***except as allowed by 1008.C.10*** or except that a medical marijuana dispensary may be in a permanent building housing more than one tenant provided that the walls separating the dispensary tenant space from the adjoining tenant space(s) are constructed to one of the following standards extending from the floor to the roof deck:
 - a. Minimum six (6) inch Masonry.
 - b. Interior wall covered with sheet metal, a minimum of eighteen (18) gauge, one (1) layer one-half (½) inch plywood fastened with screws to the interior wall studs.
 - c. Construction designs approved by the Building Official as providing equivalent level of security.
2. Provide a monitored security alarm system.
3. May not be located in a trailer, ~~cargo container~~, or motor vehicle.
4. Not have drive-through service.
5. ***Storage facilities for marijuana*** may not emit dust, fumes, vapors, or odors into the environment above ambient levels.
6. *[Removed per Ordinance 13-01, effective January 28, 2013]*
7. Prohibit consumption of marijuana on the premises.
8. Not have outdoor seating areas.
9. Display a current City of Coolidge business license applicable to medical marijuana uses.
10. ***Medical marijuana dispensary cultivation not located within a completely enclosed permanent building, allowable only within the Agricultural (AG) zoning district, shall not exceed five acres and shall meet Arizona Department of Health Services fencing requirements.***

Public Hearing, Discussion and Action.

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 20th DAY OF MARCH, 2020

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. APRIL 6, 2020.