

CALL TO ORDER

A Regular Meeting of the Planning and Zoning Commission of the City of Coolidge was held in the Council Chambers located at 911 S. Arizona Boulevard, Coolidge, Arizona. Chairman Halbe called the meeting to order at 6:00 p.m. Those present were Chairman Ray Halbe, Vice Chairman Hannah Peterson, Commissioner Ken Bolan, Commissioner Al Metcalf, Commissioner Philip Bacon and Commissioner Matt Duran. Also present was Development Services Director Gilbert Lopez and GIS Coordinator Tim Hansen.

PLEDGE OF ALLEGIANCE

Chairman Halbe led the Pledge of Allegiance.

APPROVAL OF MINUTES:

July 8, 2020 & August 5, 2020

OLD BUSINESS:

A. COOLPZ 20-07-25: A *Conditional Use Permit* Application submitted by Ray Halbe for a *Manufactured Home* in the *AGRICULTURE (AG)* zoning district located at 1651 E. Byrd Avenue, east of Nafziger Road, in Coolidge, AZ, APN 209-22-012E, Resolution 20-04.

Discussion and Action.

Chairman Halbe recused himself from this item citing a conflict of interest as he is the applicant. Vice Chairman Peterson asked if there was any discussion. Commissioner Bolan stated that after reviewing material provided by surrounding property owners he felt some additional conditions be added for approval, specifically a 2,000 square foot minimum and that the exterior of the home be finished with stucco prior to occupancy. The applicant, Ray Halbe (2150 W. Wilson Avenue, Coolidge, Arizona), addressed Commissioner Bolan's suggestions stating he was opposed to the square footage minimum because this is intended to be a retirement home and he and his wife did not need a home that big. Commissioner Bolan asked how big was the home Mr. Halbe intended to place, with Mr. Halbe responding roughly 1,200 square feet. There was no further discussion.

Commissioner Metcalf **Motioned** to approve COOLPZ 20-07-25 and Resolution 20-04, **Seconded** by Commissioner Duran. Motion failed 2-3, with Vice Chairman Peterson, Commissioner Bolan, and Commissioner Bacon opposed. Commissioner Bacon **Motioned** to deny COOLPZ 20-07-25 and Resolution 20-04, **Seconded** by Commissioner Bolan. Motion passed 3-2, with Commissioner Metcalf and Commissioner Duran opposed.

NEW BUSINESS:

B. COOLPZ 20-07-32: A *Conditional Use Permit Application* submitted by Charles Roy Mosley for a *Manufactured Home* in the *AGRICULTURE (AG)* zoning district located on Goldflake Road, between Central Ave and Burke Ave, in Coolidge, AZ, APN 202-28-021C, Resolution 20-05.

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission. Mr. Hansen noted that Commissioner Bolan had provided information on a deed restriction on the property requiring any dwelling unit must be at least 1,800 square feet and that access to the property

must be paved by property owners. Commissioner Bolan asked if the City would require Mr. Mosley to pave the frontage of his property. Mr. Hansen responded that the City only enforces the zoning code and does not have an obligation to enforce CC&R's. Commissioner Bolan asked if the applicant would be required to pave his driveway, with Mr. Hansen responding that he will be required to provide surfaced parking for 3 vehicles, but that the City has not historically required a surfaced connection to the road within this land use designation and zoning district unless the road is paved. There was discussion.

Chairman Halbe opened the public hearing. Catherine Mull (19332 E. Calle de Flores, Queen Creek, Arizona) stated that she, her husband and daughter own three parcels near the subject site and said she was told that manufactured homes weren't allowed in this area; Mrs. Mull was concerned as to how this would affect her property value. Justin Kempton (3960 E. Burke Avenue, Coolidge, Arizona) stated he had the same concern regarding property value further stating that there were no other manufactured homes in the area. Mr. Kempton inquired as to whether a stucco finish could be required with Commissioner Bolan responding that it could be added as a condition of approval. The applicant, Charles Roy Mosley (1925 S. Arizona Boulevard #75, Coolidge, Arizona), spoke to concerns related to affecting value stating that his home will add value to the area and that manufactured homes are far above what they once were. Mr. Mosley further stated his belief that most manufactured homes are constructed to the same or higher standard than most stick built homes. Commissioner Bolan asked what the square footage and exterior finish of the home was to be with Mr. Mosley responding 2,386 square feet and a paneling that is commonly used on stick built homes. Commissioner Bolan stated his belief that manufactured homes are at least as well built as stick built houses but conceded they do not usually hold their value as well, noting when they have a stucco exterior finish you can often not tell the difference. No other members of the public wished to speak. Chairman Halbe closed the public hearing.

Vice Chairman Peterson **Motioned** to approve COOLPZ 20-07-32 and Resolution 20-05, **Seconded** by Chairman Halbe. Commissioner Bolan asked that some conditions related to size and exterior finish be added, with Mr. Hansen stating the current motion had been made and seconded, requiring a vote. Mr. Hansen further explained if the current motion failed a new motion could be made with additional stipulations. Motion passed 4-2, with Commissioner Bolan and Commissioner Bacon opposed.

C. COOLPZ 20-07-33: *A Major Site Plan* submitted by Walbridge on behalf of Nikola for a *Manufacturing Facility* and related site improvements located at 680 E. Houser Road, in Coolidge, Arizona, APN 401-71-001D.

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission. Director Lopez informed the Commission that the applicant had prepared a short Presentation. Mark Duchesne, Head of

Global Manufacturing with Nikola Motors, began the presentation providing an overview of Nikola and the project at hand, noting that Coolidge had really delivered on their promises and was indeed one of the best jurisdictions he had worked with. Josh Christman, Executive Director with Walbridge, continued the presentation providing a little background on his company, noting they had completed projects on 5 different continents. Mr. Christman talked about the project team and the partnerships with the State of Arizona, Pinal County, and City of Coolidge, stating Coolidge had been “unbelievable” in their support and accommodation of the project, saying he would happily recommend the City to other businesses. Mr. Christman stated their desire to use local contractors when available and outlined the process for becoming an approved vendor that can then bid on projects, noting you cannot bid a job without registering on their site. Chairman Halbe asked about where the water for the “test lake” shown on the site plan was to come from. Darrell Wilson, Principal with Hilgart Wilson Nikola’s engineer of record, acknowledged the sensitivity of water in this area and stated they are working through several options. City Manager Rick Miller credited the Mayor and Council with annexing and rezoning this area, in addition to approving a development agreement, facilitating this project. Mr. Miller stated that this project had evaluated several sites across many states and that ultimately Coolidge was determined to be the best fit. Mr. Miller expressed his excitement over the project and with the company in general. Chairman Halbe stated his belief that this project would be the catalyst for more development in the area.

Chairman Halbe opened the public hearing. No members of the public wished to speak. Chairman Halbe closed the public hearing.

Commissioner Metcalf **Motioned** to approve COOLPZ 20-07-33, **Seconded** by Commissioner Bolan. Motion passed unanimously followed by a round of applause.

D. COOLPZ 20-08-34: A *Rezoning Application* submitted by Pima Properties #54 LLC for approximately 4.4 acres of land located west of Arizona Blvd, between Seagoe Ave and Palo Verde Ave, in Coolidge, Arizona, changing the *Zoning* from *GENERAL BUSINESS (C-3)* to *MULTI-FAMILY-RESIDENTIAL (R-4)*, a portion of APN 204-14-0410.
Public Hearing, Discussion and Action.

Director Lopez asked this item be tabled until the next meeting so it can be processed concurrently with a Minor General Plan Amendment. Commissioner Bolan recused himself from the item.

Commissioner Metcalf **Motioned** to table COOLPZ 20-08-34, **Seconded** by Vice Chairman Peterson. Motion passed unanimously.

E. COOLPZ 20-08-35: A *Major Site Plan* submitted by Hansen Engineering on behalf of Tim Hunt for a *Private Garage* and related site improvements located at 245 S. 1st Street, in Coolidge, Arizona, APN 205-05-2000.
Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission. Mr. Hansen stated that the use was consistent with the zoning and the applicant met or exceed development requirements. Mr. Hansen further stated his belief that this would be a nice addition to improvements the City and other property owners have been making downtown area.

Chairman Halbe opened the public hearing. No members of the public wished to speak. Chairman Halbe closed the public hearing.

Commissioner Bolan **Motioned** to approve COOLPZ 20-08-35, **Seconded** by Commissioner Metcalf. Motion passed unanimously.

F. COOLPZ 20-08-36: A *Major Site Plan* submitted by Sketch Architecture Company on behalf of Ron Broatch for a *Restaurant* and related site improvements located at 1120 N. Arizona Boulevard, in Coolidge, Arizona, APN's 203-17-0210 and 203-17-0640.

Public Hearing, Discussion and Action.

Director Lopez gave some background on the request before the Commission. Randy Carter with Sketch Architecture Company (2454 E. Southern Avenue, Mesa, Arizona) representing the applicant gave a brief presentation on the project. Commission Metcalf when the anticipated opening date was with Mr. Carter responding ASAP and noting they were already developing construction documents. Chairman Halbe asked about site lighting with Mr. Hansen responding that a plan had not yet been submitted and that any plan would have to comply with Chapter 19 of the City Code and Pinal County's Dark Skies Ordinance. Commissioner Bacon asked about the northern entrance to the site on Arizona Boulevard and if traffic impact had been analyzed with Mr. Hansen responding that Arizona Boulevard was an ADOT road and that they would make any ultimate determinations. Mr. Hansen further stated that access from Vah Ki Inn Road had been reviewed by the City and the proposed entrances were an improvement over current site access conditions. Commissioner Bolan asked if the parcels involved already had the proper zoning with Mr. Hansen responding yes, noting that the applicant was in the process of combining the parcels through the Pinal County Assessor's Office.

Chairman Halbe opened the public hearing. Jennifer Fox (599 W. Vah Ki Inn Road, Coolidge, Arizona) had questions related to hours of operation and concerns about possible loitering on-site. Mr. Carter said the dining rooms are generally open until 10-11p.m. but that specific hours had not been determined. Mrs. Fox also asked about if the church signs currently on the corner would be allowed to stay and whether this would raise her property value. City Manager Rick Miller expressed his support for the project and stated his belief that this project would enhance the appearance of this area on Arizona Boulevard by leaps and bounds. Rosita Kinkead (1132 N. Mesquite Lane, Coolidge, Arizona) said she and her husband were thinking of putting a fence up and asked if this would raise her property value. Mr. Hansen stated that the eastern boundary of Mrs. Kinkead's property that currently has a wood fence

would be required to have a masonry block wall installed as part of site development and that the applicant was aware of the requirement. No other members of the public wished to speak. Chairman Halbe closed the public hearing.

Commissioner Bacon **Motioned** to approve COOLPZ 20-08-36, **Seconded** by Commissioner Bolan. Motion passed unanimously.

**CHAIRMAN/DIRECTOR
REPORTS:**

Director Lopez spoke about house permits really picking up within the City. Director Lopez also mentioned the forward progress that several permitted multi-family projects in the City were making.

CALL TO THE PUBLIC:

Mayor Jon Thompson (1037 E. Lauren Lan, Coolidge, Arizona) thanked the Planning Commission members for what they do and acknowledged that it can be a difficult position at times. Mayor Thompson further reiterated what a big night this was for the City. No other members of the public wished to speak.

ADJOURNMENT:

Motion was made by Commissioner Bolan to adjourn, **Seconded** by Commissioner Bacon. Motion carried unanimously. Meeting adjourned 7:33 pm.