

**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. Vice Chair Peterson called the meeting to order at 6:00 p.m. Those present were Vice Chair Hannah Peterson, Commissioner Ken Bolan, Commissioner Al Metcalf, Commissioner Philip Bacon, Commissioner Matt Duran and Commissioner Rosalinda Federico. Also present was Development Services Director Gilbert Lopez and GIS Coordinator Tim Hansen.

**PLEDGE OF ALLEGIANCE**

Vice Chair Peterson led the Pledge of Allegiance.

**APPROVAL OF MINUTES:**

September 9, 2020

**OLD BUSINESS:**

**A. COOLPZ 20-08-34:** A *Rezoning Application* submitted by Pima Properties #54 LLC changing the *Zoning* from *GENERAL SERVICE (C-3)* to *MULTI-FAMILY RESIDENTIAL (R-4)* on approximately 4.4 acres of land, a portion of APN 204-14-0410.

**Public Hearing, Discussion and Action.**

Mr. Hansen requested this item be moved to the end of the agenda, which Vice Chair Peterson granted.

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**NEW BUSINESS:**

**B. COOLPZ 20-09-38:** A *Conditional Use Permit Application* submitted by Christopher Witcher for placement of a 1,050 square foot *Accessory Structure* in the rear yard at 864 W. Pinkley Avenue in Coolidge, Arizona, APN 204-09-1450, Resolution 20-06.

**Public Hearing, Discussion and Action.**

Director Lopez gave some background on the request before the Commission. There was no discussion.

Vice Chair Peterson opened the public hearing. No members of the public wished to speak. Vice Chair Peterson closed the public hearing.

Commissioner Bacon **Motioned** to approve COOLPZ 20-09-38 and Resolution 20-06, **Seconded** by Commissioner Bolan. Motion passed unanimously.

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**C. COOLPZ 20-06-22:** A *Major General Plan Amendment* initiated by the City of Coolidge changing the *Land Use Classification* from "AGRICULTURE" to "URBAN NEIGHBORHOOD" on approximately 401.1+/- acres of land.

**Public Hearing, Discussion and Action.**

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

Vice Chair Peterson opened the public hearing. No members of the public wished to speak. Vice Chair Peterson closed the public hearing.

Commissioner Metcalf **Motioned** to approve COOLPZ 20-06-22, **Seconded** by Commissioner Bacon. Motion passed unanimously.

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**D. COOLPZ 20-07-29:** A *Major General Plan Amendment* submitted by Arboreta Communities changing the *Land Use Classification* from "AGRICULTURE" to "URBAN NEIGHBORHOOD" on approximately 316 +/- acres of land.

**Public Hearing, Discussion and Action.**

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

Vice Chair Peterson opened the public hearing. No members of the public wished to speak. Vice Chair Peterson closed the public hearing.

Commissioner Metcalf **Motioned** to table COOLPZ 20-07-29, **Seconded** by Commissioner Bolan. Motion passed unanimously.

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**E. COOLPZ 20-07-31:** A *Major General Plan Amendment* initiated by the City of Coolidge to expand the *Planning Area Boundary* by 96.8 acres more or less, thereby increasing the area covered from 185.4 square miles to 185.5 square miles and assigning a *Land Use Classification* of "AGRICULTURE".

**Public Hearing, Discussion and Action.**

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

Vice Chair Peterson opened the public hearing. No members of the public wished to speak. Vice Chair Peterson closed the public hearing.

Commissioner Bolan **Motioned** to approve COOLPZ 20-07-31, **Seconded** by Commissioner Bacon. Motion passed unanimously.

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**F. COOLPZ 20-08-37:** A *Minor General Plan Amendment* initiated by the City of Coolidge changing the *Land Use Classification* from "DOWNTOWN CORE" to "URBAN NEIGHBORHOOD" on approximately 4.4 +/- acres of land.

**Public Hearing, Discussion and Action.**

Commissioner Bolan recused himself from this item citing a conflict of interest. Director Lopez gave some background on the request before the Commission. There was no discussion.

Vice Chair Peterson opened the public hearing. No members of the public wished to speak. Vice Chair Peterson closed the public hearing.

Commissioner Bacon **Motioned** to approve COOLPZ 20-08-37, **Seconded** by Commissioner Metcalf. Motion passed unanimously.

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**A. COOLPZ 20-08-34:** A *Rezoning Application* submitted by Pima Properties #54 LLC changing the *Zoning* from *GENERAL SERVICE (C-3)* to *MULTI-FAMILY RESIDENTIAL (R-4)* on approximately 4.4 acres of land, a portion of APN 204-14-0410.

**Public Hearing, Discussion and Action.**

Commissioner Bolan recused himself from this item citing a conflict of interest. Director Lopez gave some background on the request before the Commission. There was no discussion.

Vice Chair Peterson opened the public hearing. No members of the public wished to speak. Vice Chair Peterson closed the public hearing.

Commissioner Metcalf **Motioned** to approve COOLPZ 20-08-34, **Seconded** by Commissioner Bacon. Motion passed unanimously.

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**CHAIR/DIRECTOR  
REPORTS:**

Director Lopez spoke about the Nikola project moving forward and continued development within the City in general.

**CALL TO THE PUBLIC:**

No members of the public wished to speak.

**ADJOURNMENT:**

**Motion** was made by Commissioner Metcalf to adjourn, **Seconded** by Commissioner Bolan. Motion carried unanimously. Meeting adjourned 7:36 pm.