

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 Al Metcalf, Commissioner Philip Bacon, Commissioner Shane Leonard and Commissioner Matt Duran. Commissioner Ken Bolan was absent. Also present were City Manager – Rick Miller, Development Services Director - Gilbert Lopez, City Attorney - Nick Cook and Senior Planner - Phil Garthright.

PLEDGE OF ALLEGIANCE: Chairman Halbe led the Pledge of Allegiance.

APPROVAL OF MINUTES: Minutes of July 12, 2023.

Motion was made by Commissioner Al Metcalf to approve, **seconded** by Commissioner Philip Bacon. Motion carried unanimously.

NEW BUSINESS: **A. CITY OF COOLIDGE - GENERAL PLAN 2035 (LAND USE):** A discussion and public hearing of the City of Coolidge, General Plan 2035 covering the topic of land use. Other topics of circulation, open space, growth areas, the environment, water resources and the cost of development will be discussed at the upcoming Wednesday meetings of Sept. 13, Oct. 4, Nov. 8, Dec. 6 (2023) & Jan. 10 (2024).
Discussion and Public Hearing.

Director Lopez made opening comments regarding the Land Use portion of the City of Coolidge, General Plan 2035 Update.

City Manager, Rick Miller conducted an overview of the process leading to the 2025 General Plan and facilitated several questions.

Senior Planner, Phil Garthright provided a summary to the individual sections of the 2025 General Plan – Land Use portion and answered questions.

There was discussion between the Commission and Staff.

Chair Halbe opened the public hearing.

Several questions were asked by the public concerning land use, that were discussed with staff, while inviting those to attend the next meeting topic of Circulation on September 13, 2023

Motion: There was no motion being a part of the overall 2035 General Plan Update involving those P&Z Commission meetings from August, 2023 to January 2024; whereby P&Z Commission action will vote on the 2035 General Plan in March, 2024.

B. COOLPZ 23-06-27: A MAJOR SITE PLAN APPLICATION submitted by Hansen Engineering on behalf of Desert Vista Rentals, LLC for the Desert Vista Rentals on Central project located in the Multiple Family (R-3) Zoning District, as 4-buildings with a total of 8 multi-family units, on two parcels, composed of a total of 28,858 square feet, 0.66 acre (+/-) as located on the northeast corner of Washington Street and Central Avenue (APN#'s 205-06-135A, 1360, 137A & 1390).

Discussion and Action.

Director Lopez made opening comments regarding this Major Site Plan.

Senior Planner, Phil Garthright provided comment and answered questions.

There was discussion between the Commission and Staff.

Applicant provided additional commentary and answered questions.

Chair Halbe opened the public hearing.

There were no comments from the public.

Motion was made by Vice Chairman Al Metcalf, **seconded** by Commissioner Phil Bacon to approve COOLPZ 23-06-27, motion carried 5-0.

C. COOLPZ 23-07-31: A MAJOR SITE PLAN APPLICATION submitted by Hansen Engineering on behalf of Vickie Wallace of ABC & 123 Small Blessings Daycare Center, LLC for a Section 602.D.11, "day care center" in the General Service (C-3) Commercial Zoning District, as located on the northeast corner of Arizona Boulevard and Spruell Avenue, Coolidge, AZ (APN# 205-17-022 & 012).

Discussion and Action.

Director Lopez made opening comments regarding this proposed Zoning Text Amendment.

Senior Planner, Phil Garthright provided comment and answered questions.

There was discussion between the Commission and Staff.

Applicant provided additional commentary and answered questions.

Chair Halbe opened the public hearing.

There were no comments from the public.

Motion was made by Commissioner Phil Bacon, **seconded** by Vice Chairman Al Metcalf to approve COOLPZ 23-07-31, motion carried 5-0.

Reports from Development Services Director:

Director Lopez provided updates on continued development in the City and thanked Development Services staff.

CALL TO PUBLIC:

There was no call for comment from the public, being no audience members.

ADJOURNMENT:

Motion was made by Vice Chairman Al Metcalf to adjourn, **seconded** by Commissioner Matt Duran. Motion carried unanimously. Meeting adjourned at approximately 7:58 p.m.