

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 Ray Halbe called the meeting to order at 6:00 p.m. Those present were Commissioner Philip Bacon, Commissioner Ken Bolan, and Vice Chairman Al Metcalf. Commissioner Shane Leonard did not attend and Commissioner Matt Duran resigned for personal reasons. Also present were Development Services Director - Gilbert Lopez, City Attorney - Nick Cook and Senior Planner - Phil Garthright.

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

APPROVAL OF MINUTES: Minutes of October 4, 2023.

Motion was made by Commissioner Philip Bacon to approve, **seconded** by Commissioner Ken Bolan. Motion carried unanimously.

NEW BUSINESS: **A. CITY OF COOLIDGE - GENERAL PLAN 2035 (GROWTH AREAS / COSTS):** A discussion and public hearing of the City of Coolidge, General Plan 2035 covering the topic of growth areas / cost. Other topics of land use, circulation and open space / trails were discussed previously on the Wednesday(s) of Aug. 9 (2023), Sept. 13 (2023) and Oct. 4 (2023), with later topics on the environment and water resources to be discussed at the upcoming Wednesday meetings of Dec. 6 (2023) & Jan. 10 (2024).

Discussion and Public Hearing.

Director Lopez called upon Senior Planner, Phil Garthright regarding the Growth Areas / Costs portion of the City of Coolidge, General Plan 2035 Update.

Senior Planner, Phil Garthright provided a summary to the individual sections of the 2025 General Plan - Growth Areas / Costs portion and answered questions.

There was discussion between the Commission and Staff.

Chairman Ray Halbe opened the public hearing.

An invitation was extended for the general public to attend the next General Plan 2035 meeting topic of Water Resources on December 6, 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 23-09-38: A MAJOR SITE PLAN APPLICATION submitted by Hansen Engineering on behalf of Desert Vista Rentals, LLC for the Desert Vista Rentals on Broadway Avenue project, being in the Multi-Family (R-3) Residential Zoning District; as 2-buildings with a total of 4 multi-family units, on three parcels, composed of a total of 17,498 square feet, 0.40 acre (+/-) as located at 321 East Broadway Avenue (APN#'s 205-06-1240, 1250 & 1260).

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 while committing to a driveway entrance to be 25-feet in width.

Chairman Ray Halbe opened the public hearing to those only within 300-feet of the site.

There were no comments from the public.

Motion was made by Commissioner Al Metcalf, **seconded** by Commissioner Ken Bolan to approve COOLPZ 23-09-38, motion carried 4-0.

C. COOLPZ 23-10-40: A CONDITIONAL USE PERMIT APPLICATION request by Nathan Halbe for a Manufactured Home in the Agricultural (AG) Zoning District as situated approximately 2,000 feet (+/-) south of the southeast corner of the intersection of East Coolidge Avenue and South Attaway Road, located at 1119 South Attaway Road, Coolidge, AZ (APN#: 202-34-005A).

Public Hearing, Discussion and Action.

Chairman Ray Halbe recused himself from agenda item COOLPZ 23-10-40.

Attorney Nick Cook stated the Commission did not then have a transactional quorum for this agenda item, whereby staff would re-notice and re-advertise said agenda item for a public hearing at the December 6, 2023 P&Z Commission meeting.

Still being a public hearing, Chairman Ray Halbe opened the public hearing to those only within 300-feet of the site.

There were no comments from the public.

No **Motion** was made for said agenda item now coming before the December 6, P&Z Commission meeting.

**DEVELOPMENT SERVICES
DIRECTOR - REPORTS:**

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

CALL TO PUBLIC:

Chairman Ray Halbe opened the meeting to a general call from the public.

A Mr. Gallagher identified himself as a CPA with the APS - Casa Grande Service Center (50 North Avenue, Casa Grande) and stated new outreach efforts and summarized recent electrical activities covering Florence and Coolidge areas.

ADJOURNMENT:

Motion was made by Commissioner Al Metcalf to adjourn, **seconded** by Commissioner Philip Bacon. Motion carried unanimously. Meeting adjourned at approximately 6:55 p.m.