

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

**PLEDGE OF ALLEGIANCE:** Vice Chairman Al Metcalf led the Pledge of Allegiance.

**APPROVAL OF MINUTES:** Minutes of September 13, 2023.

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

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**NEW BUSINESS:** **A. CITY OF COOLIDGE - GENERAL PLAN 2035 (OPEN SPACE / TRIALS):** A discussion and public hearing of the City of Coolidge, General Plan 2035 covering the topic of open space / trails. Other topics of land use and circulation were discussed previously on the Wednesday(s) of Aug. 9 (2023) and Sept. 13 (2023), with the later topics of growth areas, the environment, water resources and the cost of development to be discussed at the upcoming Wednesday meetings of Nov. 8, Dec. 6 (2023) & Jan. 10 (2024).

**Discussion and Public Hearing.**

Director Lopez made opening comments regarding the Open Space / Trails 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 - Open Space/Trails portion and answered questions.

Community Services Director, Ricky LaPaglia also provided commentary and answered questions.

There was discussion between the Commission and Staff.

Vice Chairman Al Metcalf opened the public hearing.

Several questions were asked by the public concerning Open Space / Trails, that were discussed with staff, while inviting those to attend the next meeting topic of Growth Areas / Cost on November 8, 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.

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**B. COOLPZ 23-06-24: A MAJOR GENERAL PLAN AMENDMENT** request by Doug Reber and Val Carroll of Stone Master Imports, Inc. to change the land use designation of Rural Ranchette to Urban Neighborhood on 31 gross acres of land as generally located southwest of the intersection of Randolph Road and Sierra Drive (APN#: 401-25-003B).

**Public Hearing, Discussion and Action.**

Director Lopez made opening comments regarding this Major General Plan 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.

Vice Chairman Al Metcalf opened the public hearing.

There were several comments from the public with some neighbors objecting to the proposal.

**Motion** was made by Commissioner Ken Bolan, **seconded** by Commissioner Matt Duran to approve COOLPZ 23-06-24, motion carried 5-0.

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**C. COOLPZ 23-06-23: A REZONING APPLICATION** request by Doug Reber and Val Carroll of Stone Master Imports, Inc. to change the zoning designation of an Agricultural (AG) Zoning District to a Multi-Family (R-4) Zoning District on approximately 31 gross acres of land, as generally located southwest of the intersection of Randolph Road and Sierra Drive (APN#: 401-25-003B).

**Public Hearing, Discussion and Action.**

Director Lopez made opening comments regarding this Rezoning Application.

Senior Planner, Phil Garthright provided comment and answered questions.

There was no discussion between the Commission and Staff.

Vice Chairman Al Metcalf opened the public hearing.

There were no comments from the public.

**Motion** was made by Commissioner Ken Bolan, **seconded** by Commissioner Shane Leonard to deny COOLPZ 23-06-23, motion carried 5-0.

**D. COOLPZ 23-06-17: A MAJOR GENERAL PLAN AMENDMENT** request by the City of Coolidge, Arizona to expand its Planning Area Boundary by changing the land use designation of Rural Ranchette to Industrial & Manufacturing on 937.6 gross acres as generally located within an area bounded by Hannah Road to the north, Fast Track Road to the east, Shedd Road to the south and Vail Road to the west, also located within portions of Township 7, Range 8 of Sections 14 and 23. (APN#'s: 401-48-022F, 022G, 022H, 022J, 022K, 037B and 401-52-0010, 002B, 002C, 002D, 0030, 004D, 004G, 004H, 004K, 004L, 004M, 004N, 004P, 005B, 005C, 005E, 008C, 008D, 009A, 009B, 0100, 0110).

**Public Hearing, Discussion and Action.**

Director Lopez made opening comments regarding this Major General Plan Amendment.

Senior Planner, Phil Garthright provided comment and answered questions.

There was discussion between the Commission and Staff.

The City of Coolidge as the applicant provided commentary and answered questions.

Vice Chairman Al Metcalf opened the public hearing.

There were several comments from the public, that being Eloy City Manager, David Malewitz and Eloy City Council Member, Daniel Snyder objecting to the proposal.

**Motion** was made by Commissioner Ken Bolan, **seconded** by Commissioner Phil Bacon to approve COOLPZ 23-06-17, motion carried 5-0.

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**E. COOLPZ 23-07-29: A MAJOR GENERAL PLAN AMENDMENT** request by Hilgart Wilson Engineering on behalf of Cardon Hiatt Investments (Cameron MacDonald), Cardon Bowden Investments, LeSueur Investments and Anderson Capital Partners by changing 330 acres of land within the Brighton Village PAD from Urban Neighborhood (325 acres) and Rural Ranchette (5 acres) to 260 acres of Industrial & Manufacturing, 65 acres to Business & Commerce and 5 acres to Urban Neighborhood, as located generally southwest of the intersection of Windsor Road and Highway 87 (Arizona Boulevard); including changes to internal major and minor arterial roadways and individual residential densities to specific parcels and to the overall residential density of the Brighton Village PAD. (APN's #'s: 401-21-016F, 015E, 068F, 069B, 068E, 068G & 401-22-004K).

**Public Hearing, Discussion and Action.**

Director Lopez made opening comments regarding this Major General Plan 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.

Vice Chairman Al Metcalf opened the public hearing.

There were no comments from the public on the proposal.

**Motion** was made by Commissioner Ken Bolan, **seconded** by Commissioner Philip Bacon to approve COOLPZ 23-07-29, motion carried 5-0.

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**F. COOLPZ 23-08-36: A CONDITIONAL USE PERMIT APPLICATION** request by James Jackson on behalf of the Estate of Lucylene Jackson for a Group Home within the Multi-Family Residential (R-3) Zoning District, at 394 West Walton Avenue, Coolidge, AZ (APN#: 205-03-3340).

**Public Hearing, Discussion and Action.**

Director Lopez made opening comments regarding this Conditional Use Permit Application.

Senior Planner, Phil Garthright provided comment and answered questions.

There was discussion between the Commission and Staff.

Applicant provided additional commentary and answered questions.

Vice Chairman Al Metcalf opened the public hearing.

There were several comments from the public with some neighbors objecting to the proposal.

**Motion** was made by Commissioner Ken Bolan, **seconded** by Commissioner Shane Leonard to table COOLPZ 23-08-36, motion carried 5-0.

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**DEVELOPMENT SERVICES  
DIRECTOR - REPORTS:**

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

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**CALL TO PUBLIC:**

Vice Chairman Al Metcalf opened the meeting to a general call from the public. There were no comments from the public.

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**ADJOURNMENT:**

**Motion** was made by Commissioner Ken Bolan to adjourn, **seconded** by Commissioner Philip Bacon. Motion carried unanimously. Meeting adjourned at approximately 8:37 p.m.