

NOTICE OF MEETING
THE CITY OF COOLIDGE, ARIZONA
PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 10, 2024 @ 6:00 P.M.
COUNCIL CHAMBERS, 911 S. ARIZONA BLVD, COOLIDGE, AZ

Pursuant to ARS 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission and to the general public that, at a Regular and/or Special Meeting, the Planning & Zoning Commission may vote to go into Executive Session, which will not be open to the public, for legal advice and consultation with the City Attorney(s) on any item listed on the following agenda, pursuant to ARS 38-431-03(A)(3) and (A)(4). An Executive Session may be called at any time during the Meeting, and upon completion, the Planning & Zoning Commission may resume the meeting, open to the public, to address the remaining items on the agenda.

Members of the City of Coolidge, Planning and Zoning Commission will attend either in person or by telephone conference call or video communication.

- I. Call to Order:**
- II. Pledge of Allegiance:**
- III. Roll Call:**
- IV. Approval of Minutes:** March 6, 2024
- V. New Business:**
 - A. COOLPZ 23-12-50:** A PRELIMINARY PLAT APPLICATION submitted by Hilgart Wilson Engineering on behalf of Cardon Hiatt Investments (Cameron MacDonald), Cardon Bowden Investments, LeSueur Investments and Anderson Capital Partners per the amended "Brighton" Planned Area Development for Parcels 1 & 2, a 927 residential lot subdivision on a 252-acre(+/-) parcel, as located, approximately 650-feet south of the southeast intersection corner of West Martin Road and North Kenworthy Road (APN #'s: 209-31-009A, 209-31-017).
- Discussion and Action.
 - B. COOLPZ 24-02-08:** A MAJOR SITE PLAN APPLICATION submitted by J.L.D. Engineering on behalf of Buckets4Rent, LLC (Michelle & Jason Caley) for an I-2, General Industrial Zoning District, Section 702.C.25, under Principally Permitted Uses, a "Contractor's Storage Yard" use, on a 0.85-acre site, as located southwest of the intersection of West Coolidge Avenue and South 1st Street (APN #: 205-14-014A).
- Discussion and Action.
 - C. COOLPZ 24-02-07:** A CONDITIONAL USE PERMIT APPLICATION request by Ken McDonald of AES Clean Energy on behalf of Shimizu-Wodiske, LLC for an AG, Agricultural Zoning District, Section 501.C.11, under Conditionally Permitted Uses, a "Public Utility Buildings, Structures and Equipment" use, on a 48.04-acre site, as located, approximately 900-feet north of the northeast intersection corner of West Selma Highway and South Eleven Mile Corner Road (APN #: 401-69-002A).
- Public Hearing, Discussion and Action.
 - D. COOLPZ 24-02-12:** A RESUBDIVISION (REPLAT) submitted by Dale Mattingly, P.L.S. of Black Mountain Surveying on behalf of the Heartland Coolidge Community Association (c/o MBC-Heartland, LLC) in changing the boundaries of Heartland Unit 3, Parcel X for the purpose of creating a well site tract, as located, approximately 550-feet south of the southwest corner of West Vah Ki Inn Road and North Kenworthy Road (APN#: 209-38-668C).
- Discussion and Action.
- VI. Reports from Chairman/Director:**
- VII. Call to the Public:**

IN KEEPING WITH THE COMMISSIONS POLICY, WE HOPE YOU CAN EXPRESS YOUR IDEAS IN THREE MINUTES OR LESS. THE CHAIRPERSON WILL LIMIT DISCUSSION WHENEVER HE/SHE DEEMS SUCH AN ACTION APPROPRIATE TO THE PROPER CONDUCT OF THE MEETING. THE PLANNING AND ZONING COMMISSION CANNOT RESPOND TO ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE PROVISIONS OF THE "OPEN MEETING LAW" HAVE BEEN COMPLIED WITH.

VIII. Adjournment:

THIS NOTICE IS POSTED IN ACCORDANCE WITH THE CITY CODE 2-4-1 OF THE CITY OF COOLIDGE AND A.R.S. § 38-431, ET SEQ. ALL MEMBERS OF THE PUBLIC ARE INVITED TO ATTEND THIS MEETING.

DATED THIS 5TH DAY OF APRIL, 2024

Phil Garthright
Phil Garthright – Senior Planner

POSTED: 4-5-2024 TIME: 3:30 PM

PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS / INTERPRETERS; CONTACT THE ADA COORDINATOR AT (520) 723-5361 OR TDD LINE (520) 723-4653.