

**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 Al Metcalf called the meeting to order at 6:00 p.m. Those present were Vice Chairman Tom Scott, Commissioner Philip Bacon, Commissioner Damacio Montoya and Commissioner Doug Stinson. Commissioner Deborah Mayers was not present. Also present were Development Services Director - Gilbert Lopez, Legal Counsel - Nick Cook and Senior Planner - Phil Garthright.

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

**APPROVAL OF MINUTES:** Minutes of April 10, 2024.

**Motion** was made by Commissioner Doug Stinson to approve, **seconded** by Commissioner Tom Scott. Motion carried unanimously (5-0).

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**NEW BUSINESS:** **A. COOLPZ 24-02-12: A RESUBDIVISION (REPLAT) APPLICATION** 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.**

Director Lopez made opening comments regarding this Resubdivision (Replat).

Participants to the agenda item **still** require additional time to complete business terms to the transaction of this well site and thus is to be again tabled. This item will be re-added when the parties are ready to bring this item forward.

Motion was made by Commissioner Philip Bacon, seconded by Commissioner Damacio Montoya to table COOLPZ 24-02-12 to a designated future date, motion carried 5-0.

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**B. CITY OF COOLIDGE – GENERAL PLAN 2035:** A discussion and public hearing of the completion to the City of Coolidge, General Plan 2035 – 60 Day Notice Procedure in pursuit of ARS 9-461.06, the City of Coolidge, Development Services Department having forwarded a “Draft” of the Coolidge General Plan 2035 - The Future Today for agency review and comment. Various community, government and business sector agencies and companies, provided their input to the overall General Plan 2035 and / or to specific

sections. These comments have been noted and summarized, or as applicable, incorporated into the General Plan 2035 update.

The latest version of the General Plan 2035 is posted on the website at [www.coolidgeaz.com](http://www.coolidgeaz.com) in Development Services under the General Plan heading. City staff summarized those agency reviews and comments as needed per the following meeting schedule, and as was posted on the City website at [www.coolidgeaz.com](http://www.coolidgeaz.com).

The City of Coolidge - General Plan 2035 adoption schedule:

- March 6, 2024: Start of Sixty-Day Review
- May 6, 2024: End of Sixty-Day Review
- May 8, 2024: Planning and Zoning Commission Public Hearing
- June 10, 2024: City Council Public Hearing
- June 24, 2024: City Council Adoption
- **Public Hearing, Discussion and Action.**

Director Lopez made opening comments regarding the General Plan 2035.

Senior Planner, Phil Garthright made a presentation on those changed sections of the General Plan 2035 and answered questions, along with Director Lopez.

There was discussion between the Commission and Staff.

Chairman Al Metcalf opened the public hearing.

There was one comment as provided by representatives of the City of Eloy.

Motion was made by Vice Chairman Tom Scott, seconded by Commissioner Philip Bacon to recommend approval of the General Plan 2035 to the City Council, per the General Plan 2035 adoption schedule.

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**C. COOLPZ 24-03-13: A PLANNED AREA DEVELOPMENT – MAJOR AMENDMENT APPLICATION** request by Iplan Consulting on behalf of Coolidge 60, LLC (Coolidge AZ Apartment, LLC) to amend a portion of the existing 243-unit, 60-acre (+/-) Mesquite Manor PAD of single-family lots with a 328-unit of Multi-Family apartments, on 20-acres (+/-) (18.2 net acres), as located approximately one-half of a mile south of the southeast intersection corner of Coolidge Avenue and Skousen Road, Coolidge, AZ (APN#'s: 209-25-0040 & 209-26-0280). Director Lopez made opening comments regarding this Conditional Use Permit.

Director Lopez made opening comments regarding this Planned Area Development – Major Amendment.

Senior Planner, Phil Garthright provided comment and answered questions.

Chairman, Al Metcalf opened the public hearing. Applicant representatives introduced themselves and answered several questions. There were no other comments from the public.

Motion was made by Commissioner Philip Bacon, seconded by Commissioner Doug Stinson to approve COOLPZ 24-03-13, motion carried unanimously (5-0).

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**D. COOLPZ 24-03-14: A CONDITIONAL USE PERMIT APPLICATION** request by Angie Couden of Priority Permits on behalf of Jorge and Alejandra Valenzuela for a Manufactured Home in the Multi-Family (R-3) Zoning District, located at 369 West Taylor Avenue, Coolidge, AZ (APN#: 205-18-0320).

**- Public Hearing, Discussion and Action.**

Director Lopez made opening comments regarding this Conditional Use Permit.

Senior Planner, Phil Garthright provided comment and answered questions.

Chairman, Al Metcalf opened the public hearing. There was one comment from the neighbor east of this location. Several questions were asked and answered. There were no other comments from the public.

Motion was made by Commissioner Tom Scott, seconded by Commissioner Philip Bacon, to approve COOLPZ 24-03-14, along with Resolution 24-04, motion carried unanimously (5-0).

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**DEVELOPMENT SERVICES  
DIRECTOR - REPORTS:**

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

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**CALL TO PUBLIC:**

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

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**ADJOURNMENT:**

**Motion** was made by Commissioner Tom Scott to adjourn, **seconded** by Commissioner Phil Bacon. Motion carried unanimously (5-0). Meeting adjourned at approximately 7:15 p.m.