

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 Vice Chairman Al Metcalf, Commissioner Philip Bacon, Commissioner Tom Scott, Commissioner Deborah Mayers, Commissioner Damacio Montoya and Commissioner Doug Stinson. 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 December 6, 2023.

Motion was made by Commissioner Phil Bacon to approve, **seconded** by Commissioner Deborah Mayers. Motion carried unanimously.

NEW BUSINESS: Vice Chairman Al Metcalf changed the order of new business, calling first for agenda item “B” as COOLPZ 23-11-46 “Brighton Village” and putting agenda item “A” General Plan 2035 – Environment Element to be last.

B. COOLPZ 23-11-46: A PLANNED AREA DEVELOPMENT – MAJOR AMENDMENT APPLICATION request by Hilgart Wilson Engineering on behalf of Cardon Hiatt Investments (Cameron MacDonald), Cardon Bowden Investments, LeSueur Investments and Anderson Capital Partners by amending the existing 1,485 acre (+/-) Brighton Village PAD to the 1,340 acre (+/-) “Brighton” PAD; located generally southwest of the intersection of Windsor Road and Highway 87 (Arizona Boulevard); including changes to internal major and minor arterial roadways, individual land uses, and residential densities to specific parcels and to the overall residential density of the Brighton Village PAD. (APN’s #'s: 209-31-009A, 009B, 209-31-016A, 016B, 016C, 209-31-0170, 401-21-15C, 015D, 015E, 016E, 016F, 401-21-068E, 068F, 068G, 401-21-069B, 401-22-004G, 004J, 004K).

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

Director Lopez made opening comments regarding this Planned Area Development.

Senior Planner, Phil Garthright provided comment and answered questions.

Commissioner Tom Scott made several comments that were answered by staff along with City Manager, Rick Miller.

Vice Chairman, Al Metcalf also provided comment and facilitated the Commission’s discussion.

Commissioner Deborah Mayers provided comment that was also answered by staff.

Vice Chairman, Al Metcalf opened the public hearing.

Rob Gubser and Joseph Vance of Hilgart Wilson on behalf of the applicants provided comment.

Motion was made by Commissioner Tom Scott, with a provision the residential collector be 36-feet back of curb (instead of 33-feet), seconded by Commissioner Philip Bacon to approve COOLPZ 23-11-46, motion carried 6-0.

C. COOLPZ 22-06-24: A MAJOR SITE PLAN APPLICATION submitted by Reese Anderson of Pew & Lake Attorneys on behalf of Heartland Properties LLC for a 1.45 acre (+/-) and 16-unit, 8 building, single-story apartment complex (“Coolidge Commons”). As located one-quarter of a mile south of the intersection of East Coolidge Ave and South Jefferson Street, as situated on the east side of S. Jefferson Street in Coolidge, Arizona, with an APN#: 205-13-033A.

– **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.

Reese Anderson on behalf of the applicant provided comment.

Vice Chairman, Al Metcalf opened the public hearing to those only within 300-feet of the site.

There were several comments from the public.

Staff continued to answer questions, along with City Manager, Rick Miller.

Motion was made by Commissioner Tom Scott, **seconded** by Commissioner Philip Bacon to approve COOLPZ 22-06-24, motion carried 5-1, with Commissioner Doug Stinson voting “nay.”

D. COOLPZ 23-11-49: A CONDITIONAL USE PERMIT APPLICATION request by Brian Greathouse of Burch & Cracchiolo (P.A.) on behalf of Nature’s Wonder, Inc (business name) per the land-ownership of ACP Real Estate, LLC for a Section 702.D.20 “recreational: marijuana use” subject to the definitions of Article III – Section 302 and the provisions of Article X – Section 1008; in the General Industrial (I-2) Zoning District, on an approximate 4.48 (+/-) acre lot,

as being located at 1302 West Industrial Drive, Coolidge, AZ (APN#: 209-25-0070).

- Public Hearing, Discussion and Action.

Director Lopez made opening comments regarding this Conditional Use Permit.

Senior Planner, Phil Garthright provided comment and answered questions.

Madison Leake on behalf of the applicant provided comment and answered questions.

Vice Chairman, Al Metcalf opened the public hearing. There were no comments from the public

Motion was made by Commissioner Philip Bacon, seconded by Commissioner Deborah Mayers, along with Resolution 24-01, to approve COOLPZ 23-11-49, motion carried 5-1, with Commissioner Damacio Montoya voting “nay.”

Correction – 02/07/2024: Commissioner Tom Scott voting “nay” Commissioner Damacio Montoya voting to approve.

A. CITY OF COOLIDGE - GENERAL PLAN 2035 (ENVIRONMENT): A discussion and public hearing of the City of Coolidge, General Plan 2035 covering the topic of the environment. Other topics of land use, circulation, open space / trails, growth area / costs and water resources were discussed previously on the Wednesday(s) of Aug. 9 (2023), Sept. 13 (2023), Oct. 4, (2023), Nov. 8 (2023) and Dec. 6 (2023) with this current topic on the environment being the last to be discussed, during this six-month process of Aug., 2023 to Jan., 2024.
Discussion and Public Hearing.

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

Senior Planner, Phil Garthright provided a summary to this individual section of the 2025 General Plan – Environmental Element. Mr. Garthright made a presentation and then answered questions

There was discussion between the Commission and Staff, along with City Manager, Rick Miller.

Vice Chairman, Al Metcalf opened the public hearing.

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.

**DEVELOPMENT SERVICES
DIRECTOR - REPORTS:**

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

CALL TO PUBLIC:

Vice Chairman, Al Metcalf opened the meeting to a general call from the public.

ADJOURNMENT:

Motion was made by Commissioner Tom Scott to adjourn, **seconded** by Commissioner Philip Bacon. Motion carried unanimously. Meeting adjourned at approximately 8:25 p.m.