



Minutes-Approved
City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Wednesday, September 23, 2015

City Hall, **Aquaplex**, 1702 N 4th Street

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Tammy Bishop at (928) 213-2611 (or 774-5281 TDD). Notification at least 48 hours in advance will enable the City to make reasonable arrangements.



Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that, at this meeting, the Planning and Zoning Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

CALL TO ORDER Chairman Jackson called the meeting to order at 4:03 p.m.

COMMISSION MEMBERS:

Present:
Steve Jackson- Chairman
Paul W. Turner
Tina Pfeiffer
John Stigmon
Stephen Dorsett

Excused
David Carpenter –Vice Chairman
Alaxandra Pucciarelli

CITY STAFF:

Mark Sawyers, Planning Manager
Elaine Averitt, Planning Development Manager
Tiffany Antol, Planning Development Manager
Sara Dechter, Comprehensive Planning Manager
Becky Cardiff, Recording Secretary

I. GENERAL BUSINESS

A. PUBLIC COMMENT

(At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.)

None

B. APPROVAL OF MINUTES

1) 1) Regular meeting of September 9, 2015.

Motion to approve minutes of the regular meeting of September 9, 2015 with the correction to change Commissioner Turner from "absent" to "excused" **Moved by** Commissioner Turner **Seconded by** Commissioner Stigmon. Motion carried unanimously.

II. PUBLIC HEARING

A. SPRINT TELECOMMUNICATIONS FACILITY

Address: 108 S ELDEN STREET
Assessor's Parcel Number: 104-01-094E
Property Owner: James R. David
Applicant: Wavelength Management
Application Number: **PZ-15-00001-01**
City Staff: Elaine Averitt
Action Sought: Conditional Use Permit

A Conditional Use Permit request from Wavelength Management, on behalf of APC Towers and Sprint, to locate a new telecommunications facility located at 108 S. Elden St. within the Light Industrial (LI) Zone.

Ms. Averitt gave a PowerPoint presentation of the proposed project and answered questions from Commissioners.

Rob Jones, applicant representative, gave a PowerPoint presentation on the proposed project and answered questions from Commissioners.

Motion to open the public hearing **Moved by** Commissioner Turner **Seconded by** Commissioner Dorsett. Motion carried unanimously.

Public Comment

Jonathan Day, resident, expressed opposition to the project due to concerns about height, location and property values being decreased.

Mr. Jones, applicant representative, addressed Mr. Day's concerns about the location and property values.

Steven Richards, resident, opposed to the project due to concerns about the aesthetics of the monopine

Dawn Tucker, resident, is opposed to the project due to concerns about the location of the tower, the historical view of the tower in the neighborhood and the potential decrease in property value

Raymond Jackson, resident, opposed to proposed project due to concerns about flooding that already exists in the area and the potential of the tower falling on his house.

Wade Thorson, resident, opposed to the project due to concerns about the height changing from 70 ft as advertised to 78 ft. when the maximum building height is 60 ft., the proposed tower is much higher than other trees and doesn't fit in with other trees, potential of decreased property values and the tower falling

Duffie Westheimer- opposed to the project due to concerns about height and location next to homes

Mr. Jones, applicant representative, addressed concerns from the public

Jonathan Day- expressed concern that the Southside neighborhood association was never contacted.

Victoria Elen, resident, opposed to the project due to concerns about the natural viewscape, radiation from the tower and drainage

Ms. Averitt addressed flooding concerns raised by public comment

Motion to close the public hearing **Moved by** Commissioner Stigmon **Seconded by** Commissioner Turner. Motion carried unanimously.

Brief discussion was held on the proposed project.

Motion to deny PZ-15-00001-01 due to not **being compatible with the neighborhood**. Chairman Jackson urged the applicant to work with the neighborhood to find a more compatible location for the tower **Moved by** Chairman Jackson **Seconded by** Commissioner Turner. Motion carried unanimously.

B. VERIZON WIRELESS TELECOMMUNICATIONS FACILITY

Address:	2801 N IZABEL STREET
Assessor's Parcel Number:	109-02-002A
Property Owner:	Flagstaff Unified School District #1
Applicant:	Wavelength Management
Application Number:	PZ-15-00007-01
City Staff:	Tiffany Antol
Action Sought:	Conditional Use Permit

A Conditional Use Permit request from Wavelength Management, on behalf of Verizon Wireless, to locate a new telecommunications facility at Coconino High School located at 2801 N Izabel St. within the Public Facilities (PF) Zone.

Ms. Antol gave a PowerPoint presentation on the proposed project.

Motion to open the public hearing **Moved by** Commissioner Stigmon **Seconded by** Commissioner Dorsett. Motion carried unanimously.

Public Comment

Rob Jones, applicant representative, gave a brief PowerPoint presentation on the proposed project.

Victoria Ellen, resident, expressed concern to the applicant about potential public health concerns to the students.

Motion to close the public hearing **Moved by** Commissioner Turner **Seconded by** Commissioner Pfeiffer. Motion carried unanimously.

Motion to approve PZ-15-00007-01 with Staff conditions as submitted **Moved by** Commissioner Turner **Seconded by** Commissioner Stigmon. Motion carried unanimously.

C. HOUSING SOLUTIONS OF NORTHERN ARIZONA, LLC

Address:	2113 N SECOND STREET
Assessor's Parcel Number:	107-03-103
Property Owner:	Housing Solutions of Northern Arizona, Inc.
Applicant:	Housing Solutions of Northern Arizona, Inc.
Application Number:	PZ-15-00006-02
City Staff:	Tiffany Antol
Action Sought:	Preliminary Plat Approval

A Conditional Use Permit request from Housing Solutions of Northern Arizona, Inc., to establish a Planned Residential Development (PRD) consisting of a triplex (three attached residential units) on approximately .16 acres located at 2113 N Second Street, within the Community Commercial (CC) Zone.

Ms. Antol gave a PowerPoint presentation on the proposed project.

Motion to open the public hearing **Moved by** Commissioner Turner **Seconded by** Commissioner Pfeiffer. Motion carried unanimously.

Devonna McGlaughlin, applicant, discussed the proposed project and answered questions from Commissioners.

Victoria Elen, representing the neighbor to the north, expressed concern about snow removal, drainage and privacy issues

Motion to close the public hearing **Moved by** Commissioner Stigmon **Seconded by** Commissioner Turner. Motion carried unanimously.

Ms. McGlaughlin addressed the public comment concerns about snow removal and privacy.

Motion to approve PZ-15-00006-02 with Staff conditions as submitted with the addition to add a solid 6 ft fence to the property line as shown on the site plan **Moved by** Commissioner Dorsett **Seconded by** Commissioner Stigmon. Motion carried unanimously.

D. La Plaza Vieja Neighborhood Specific Plan

Discussion, public testimony and possible action regarding a recommendation to the City Council about the La Plaza Vieja Neighborhood Specific Plan, and about an amendment to the Flagstaff Regional Plan 2030 to incorporate the Specific Plan by reference. This is the second hearing for the Plan and amendment. RECOMMENDED ACTION: Staff recommends the Planning and Zoning Commission forward to the City Council the La Plaza Vieja Neighborhood Specific Plan, as presented on September 23, for adoption.

Continuation of Public Comment

Sherry McCracken, resident, expressed concern about property value and zoning. She believes maintaining historic homes can be done by historic overlay zones. She would like to see the transition area cut out of the neighborhood plan because the goal of the neighborhood is to encourage single family homes and see the plan go towards Arrowhead in order to see that neighborhood be put into real homes.

Duffie Westheimer, resident, would like to see the plan encourage historic integrity maintained and more owner occupied homes.

Carrie McCracken, resident, believes statistics were obtained prior to 2008 and don't include Arrowhead Village and neighborhood north of the railroad tracks so the information isn't correct, would like to see the statistics updated before the plan is approved.

Jessie Dominguez, resident and President of La Plaza Vieja neighborhood association, expressed appreciation for the draft plan and addressed questions about neighborhood boundaries, neighborhood spring and affordable housing.

Chairman Jackson acknowledged that the Commissioners received 4 written comments as follows:

Written Comments

Kerry Blume, resident, "I urge P&Z to make a recommendation in support of the La Plaza Vieja area plan, thank you.

Concha & Armando Bustamante, La Plaza Vieja resident, "We would like for you to recommend La Plaza Vieja neighborhood specific plan to the City Council for approval"

Mary Vasquez-Powell, resident, "I strongly support this plan for this historic neighborhood"

Fr Patrick Mowrer, "The neighborhood has worked on this since 2008 and are in agreement for this beautiful plan. Plase HIGHLY recommend this NEIGHBORHOOD PLAN"

Alaxandra Pucciarelli, excused Commissioner, submitted an email to the Chair stating her position in support of the plan.

Motion to close the public hearing **Moved by** Commissioner Stigmon **Seconded by** Commissioner Dorsett. Motion carried unanimously.

Discussion was held on the proposed specific plan

Ms. Dechter answered questions from Commisisoners

David Wessel, FMPO Manager, answered questions from Commissioners related to transportation and streetscape scenarios

Discussion continued on the proposed plan

Ms. D'Andrea answered questions from Commisisoners

Jessie Dominguez answered a question from Commissioner Pfeiffer

Laura Meyers, Outreach Director for the Neighborhood Association, clarified information to the Commissioners

Ms. Dechter presented the recommendations of the Bicycle and Pedestrian Action Committees and the Heritage Preservation Commissions. She also provided a summary of discussions from the Parks and Recreation commission and the Transportation Commission concerning the Plan. The Transportation Commission is scheduled to consider their final recommendation on September 30th.

Discussion continued on the propsed plan

Mr. Sawyers answered questions from Commisisoners

Motion to recommend to City Council for approval with the modification of a new boundary line for the Transition Area and Commercial Core to be drawn by Sara Dechter with input from the interested parties and other City staff along with that any modifications to policies that are necessary to support a new boundary **Moved by** Commissioner Jackson **Seconded by** Commissioner Stigmon. Motion carried 4 to 1 with Commissioner Dorsett dissenting.

E. Map 25: Road Network Illustration Major Plan Amendment

Discussion and public testimony regarding a recommendation to the City Council to adopt a major plan amendment to the Flagstaff Regional Plan 2030. The amendment proposed would update Map 25 and incorporate associated text amendments. Per Flagstaff City Code Title 11, the hearing will be continued to the October 14 RECOMMENDED ACTION: Open the Public Hearing and continue to October 14, 2015.

Ms. Dechter gave a PowerPoint presentation on the proposed Map 25 amendment

Motion to open the public hearing **Moved by** Commissioner Turner **Seconded by** Commissioner Pfeiffer. Motion carried unanimously.

Public Hearing

Steven Richards, resident, would like cyclists to be considered in the plan

Motion to continue the public hearing to October 14, 2015 **Moved by** Commissioner Turner **Seconded by** Commissioner Pfeiffer. Motion carried unanimously.

III. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Ms. Antol gave a update on an already approved Conditional Use Permit for The Lofts.

Mr. Sawyers gave an update on future projects.

ADJOURNMENT

Adjourned at 7:20