



Minutes- **Approved**

City of Flagstaff

PLANNING & ZONING COMMISSION

4:00 PM– Thursday, November 12, 2015

City Hall, **Council Chambers**, 211 W Aspen

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 4:07 p.m.

COMMISSION MEMBERS:

Present:

Steve Jackson- Chairman

David Carpenter –Vice Chairman

Alaxandra Pucciarelli

John Stigmon

Stephen Dorsett

Tina Pfeiffer

Excused:

Paul W. Turner

CITY STAFF:

Mark Sawyers, Planning Manager

Tiffany Antol, Planning Development 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) Regular meeting of October 28, 2015.

Motion to approve minutes of the regular meeting of October 28, 2015 with the change to the motion for the Map 25: Road Network Illustration Major Plan Amendment to read "to add the word "commercial corridors" above the first three classifications of road on the road network on the map" **Moved by** Commissioner Stigmon **Seconded by** Commissioner Dorsett. Motion carried unanimously.

Chairman Jackson recused himself due to conflict of interest with Welbrook Skilled Nursing Facility

II. PUBLIC HEARING

A. WELBROOK SKILLED NURSING FACILITY

Address: 1600 N. Gemini Drive
Assessor's Parcel Number: 101-46-002
Property Owner: MMVC Devco LLC.
Applicant: Embree Asset Group, Inc.
Application Number: **PZ-15-00037-03**
City Staff: T. Antol
Action Sought: Conditional Use Permit

A Conditional Use Permit request from Embree Asset Group, Inc. to establish a new 50-bed nursing home facility on approximately 3.06-acres on McMillan Mesa. The single-story, 36,677 square foot building will serve as a transitional rehabilitation skilled nursing facility. The subject property is located at 1600 N Gemini Drive, within the High Density Residential (HR) zoning district.

Ms. Antol gave a presentation on the proposed project and answered questions from Commissioners Denise Valenta, applicant representative, introduced herself and was available for questions.

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

None

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

Discussion was held on the proposed project.

Motion to approve CUP PZ-15-00037-03 with conditions submitted by Staff and an additional condition that the CUP will be recorded after the lot split is finalized and the parcel number is issued **Moved by** Commissioner Carpenter **Seconded by** Commissioner Stigmon. Motion carried unanimously.

III. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Mr. Sawyers indicated he would send out an updated project list to the commissioners and discussed future meetings.

ADJOURNMENT

Adjourned at 4:26 p.m.