



Minutes- **APPROVED**

City of Flagstaff **PLANNING & ZONING COMMISSION** 4:00 PM– Wednesday, October 28, 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 4:00 p.m.

COMMISSION MEMBERS:

Present:
Steve Jackson- Chairman
David Carpenter –Vice Chairman
Paul W. Turner
Alaxandra Pucciarelli
John Stigmon
Stephen Dorsett
Tina Pfeiffer

CITY STAFF:

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

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 14, 2015.

Motion to approve minutes of the regular meeting of October 14, 2015 as submitted **Moved by** Commissioner Turner **Seconded by** Commissioner Carpenter. Motion carried unanimously.

OTHER BUSINESS

A. COCONINO RIDGE AT PINE CANYON

Address: 2705 E Telluride Drive
Assessor's Parcel Number: 105-22-044
Property Owner: TLC PC Land
Applicant: Mogollon Engineering
Application Number: **PSPR-15-0010**
City Staff: Tiffany Antol
Action Sought: Preliminary Plat

A request for Preliminary Plat approval for Coconino Ridge at Pine Canyon located at 2705 E. Telluride Drive located in the R1, Single-family Residential Zone.

Ms. Antol gave a PowerPoint presentation on the proposed Preliminary Plat and answered questions from Commissioners.

Mr. Saywers was present and answer questions from Commissioners

Kent Hotsenpillar, applicant's Engineer, addressed questions from Commissioners relating to the FUTS trail and Stormwater requirements.

Motion to recommend to City Council approval of Preliminary Plat PSPR-15-0010 with Staff conditions as submitted **Moved by** Commissioner Turner **Seconded by** Commissioner Dorsett. **Motion carried unanimously.**

PUBLIC HEARING

A. MCALLISTER RANCH PUBLIC WORKS YARD

Address: 3200 W Route 66
Assessor's Parcel Number: 112-01-001D
Property Owner: City of Flagstaff
Applicant: Patrick Bourque
Application Number: **PZ -15-00077**
City Staff: Elaine Averitt
Action Sought: Annexation

An annexation request by the City of Flagstaff to annex approximately 44.01 acres located at 3200 W. Route 66. The property is identified as Coconino County Assessor's Parcel Number 112-01-001D. This annexation request is the first part of a three-part request. The second part of the request is a proposed minor amendment to the Flagstaff Regional Plan, and the third part of the request is a request for a Zoning Map Amendment.

B. MCALLISTER RANCH PUBLIC WORKS YARD

Address: 3200 W Route 66
Assessor's Parcel Number: 112-01-001D
Property Owner: City of Flagstaff
Applicant: Patrick Bourque
Application Number: **PZ-15-00077-02**
City Staff: Elaine Averitt
Action Sought: Minor Plan Amendment

A minor *Flagstaff Regional Plan 2030* amendment request by the City of Flagstaff to change the area type designation on Map 21 and 22 from Future Urban, Future Suburban, and Area in White to Existing Suburban for approximately 28.7 acres located at 3200 West Route 66.

C. MCALLISTER RANCH PUBLIC WORKS YARD

Address: 3200 W Route 66
Assessor's Parcel Number: 112-01-001D and 112-01-002
Property Owner: City of Flagstaff
Applicant: Patrick Bourque
Application Number: **PZ-15-00077-01**
City Staff: Elaine Averitt
Action Sought: Zoning Map Amendment

A Zoning Map Amendment (Direct Ordinance with a Site Plan) request to rezone approximately 48.81 acres from Rural Residential (RR) to Public Facility (PF) located at 3200 West Route 66 on parcel numbers 112-01-001D and 112-01-002.

Ms. Averitt gave a PowerPoint presentation on the proposed McAllister Ranch Public Works Yard annexation, minor regional plan amendment and zoning map amendment and answered questions from Commissioners.

Guillermo Cortes, SWI, addressed questions from Commissioners

Pat Borque, City of Flagstaff Public Works, answered questions from Commissioners

Reid Miller, City of Flagstaff Traffic Engineering, answered questions from Commissioners.

Mr. Saywers answered questions from Commissioners

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

Public Comment

None

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

Motion to forward to City Council for approval PZ-15-00077 **Moved by** Commissioner Dorsett **Seconded by** Commissioner Turner. Motion carried unanimously.

Motion to forward to City Council for approval PZ-15-00077-02 **Moved by** Commissioner Turner **Seconded by** Commissioner Stigmon. Motion carried unanimously.

Motion to forward to City Council for approval PZ-15-00077-01 with Staff conditions as submitted in staff report with additional conditions 1. That a written preservation plan for the Homestead be submitted to the Commission at a later date 2. Maximum building height for all buildings be limited to 45 feet 3. The forest resources along Route 66 shall be preserved 4. All architectural standards for the Administrative building must meet or exceed City of Flagstaff standards. **Moved by** Commissioner Dorsett **Seconded by** Commissioner Stigmon. Motion carried unanimously.

B. *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 is being continued from the September 23 Planning and Zoning Commission meeting.

Ms. Dechter gave a brief summary of the proposed Map 25 Plan Amendment and discussion was held on the proposal.

Motion to forward to City Council for approval Map 25: Road Network Illustration Major Plan Amendment with the recommendation to Council to prioritize updating the table of Major and Minor Plan Amendments on Page III-9 as the next highest priority for the Comprehensive Planning Program work plan and to add the word "commercial corridors" above the first three classifications of road on the road network on the map **Moved by** Commissioner Carpenter **Seconded by** Commissioner Dorsett. Motion carried unanimously.

MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Mr. Sawyers updated the commission on future projects and events

ADJOURNMENT

Adjourned at 6:50 p.m.