



Minutes- DRAFT
City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Thursday, January 27, 2016

City Hall, **Aquaplex**, 1702 N Fourth St.



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 [Acting Chairman Carpenter called the meeting to order at 4:08 p.m.](#)

COMMISSION MEMBERS:

Present:
David Carpenter- Acting Chairman
David Zimmerman
Alexandra Pucciarelli
John Stigmon
Paul Turner
Stephen Dorsett
Ed Dunn

CITY STAFF:

Mark Sawyers, Planning 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) [Regular meeting of January 13, 2016.](#)

[Motion](#) to approve minutes of the regular meeting of January 13, 2016

[Moved by](#) Commissioner Turner [Seconded by](#) Commissioner Stigmon. Motion carried unanimously.

PUBLIC HEARING

A. McMILLAN MESA VILLAGE

Address: 1800 N Gemini Drive
Assessor's Parcel Number: 101-46-006
Property Owner: MMV Devco, LLC
Applicant: MMV Devco, LLC
Application Number: **PZ-15-00022-02**
City Staff: Tiffany Antol
Action Sought: Minor Regional Plan Amendment

A minor Flagstaff Regional Plan 2030 amendment request by MMV Devco, LLC to change the area type designation on Map 21 and 22 from Area in White to Existing Suburban for approximately 6.31 acres located at 1800 N. Gemini Drive.

B. McMILLAN MESA VILLAGE

Address: 1800 N Gemini Drive
Assessor's Parcel Number: 101-46-002B, 101-46-003, 101-46-004, 101-46-006, 101-31-110, 101-27-007F
Property Owner: MMC Devco, LLC
Applicant: MMC Devco, LLC
Application Numbers: **PZ-15-00022 & PZ-15-00022-03**
City Staff: Tiffany Antol
Action Sought: Specific Plan Amendment/Concept Zoning Map Amendment

An amendment of the McMillan Mesa Village Specific Plan to transfer approximately 199 dwelling units from Development Area B (APN 101-46-002B) to Development Areas C (APN 101-46-003), D1 (APN 101-46-004), and D3 (APN 101-46-006) and to amend the development options for Development Area B and to amend the zoning district and development options for Development Areas C from Suburban Commercial to Medium Density Residential, and D1 and D3 from Research and Development to Medium Density Residential.

A Concept Zoning Map Amendment request to rezone approximately 7.67 acres (APN 101-46-003) from Suburban Commercial (SC) to Medium Density Residential (MR), 13.66 acres (APNs 101-46-004 and 101-46-006) from Research and Development (RD) to Medium Density Residential (MR), and 4.84 acres (APNs 101-31-110 and 101-28-007F) from Single-family Residential (R1) to Public Open Space (POS) located on McMillan Mesa.

[Ms. Antol gave a PowerPoint presentation on the proposed Minor Regional Plan Amendment, Specific Plan Amendment, and Concept Zoning Map Amendment](#)

[Commissioner Carpenter requested to take public comment](#)

Public Comment

[Sue Berkhoff, resident, expressed support of the proposed project due to down zoning resulting in less traffic and additional open space](#)

[Marilyn Weissman, resident, expressed concern about traffic in and around the school, concerned about additional traffic on Ponderosa and is asking for a traffic study not just traffic counts, expressed concerns about the staff conditions, and believes the original plan was not good](#)

[Ken Berkhoff, resident, expressed support of the proposed project and good developers which he believes is the developer of McMillian Mesa](#)

James Connell, resident, expressed concern about traffic

A written comment was read into the record and Mr. Sawyers and Ms. Antol addressed the question.

Dave Cavan, developer, was present and answered questions from Commissioners

Vicky Norris, developer representative, was present and answered questions from Commissioners

Three written comments were received in opposition of the proposed project

Discussion was held on the proposed project

Project was continued to February 10, 2016 at City Hall Council Chambers

OTHER BUSINESS

A. Regional Plan amendment to Major and Minor Plan Amendments categories

Staff is working on an initial concept for revising Chapter 3 of the Flagstaff Regional Plan 2030 to clarify and simplify the major and minor plan amendment categories and procedures. The Planning and Zoning Commission is requested to provide direction on the potential scope, public outreach and role of the commission in this process.

Ms. Dechter gave a PowerPoint presentation on the major and minor plan amendment differences and procedures

Ms. Dechter answered questions from Commissioners

B. ELECTION OF OFFICERS

Motion to elect David Carpenter as chairman of the Planning and Zoning Commission **Moved by** Commissioner Dorsett **Seconded by** Commissioner Stigmon

Motion to elect Paul Turner as vice chairman of the Planning and Zoning Commission **Moved by** Commissioner Dorsett **Seconded by** Chairman Carpenter

C. APPOINTMENTS

Commissioner Stigmon was appointed to the Board of Adjustments

Commissioner Turner will continue his appointment to the Water Commission

Commissioner Dorsett was appointed to the Open Space Commission

MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Mr. Sawyers gave an update on projects that are upcoming

Ms. Dechter gave the updated Regional Plan pages to the commission and informed the Commission that the City Council selected High Occupancy housing as the next specific plan

Mr. Sawyers reminded the Commission about the special meeting next Wednesday February 3 and the possibility of going into Executive session

Mr. Sawyers will check on the McAllister Ranch property plan that was a condition on the McAllister Ranch Public Works Yard and report back to the condition

ADJOURNMENT

6:36