



Minutes- **Approved**

City of Flagstaff

PLANNING & ZONING COMMISSION

4:00 PM– Wednesday, February 24, 2016

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

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 Carpenter called the meeting to order at 4:08 p.m.

COMMISSION MEMBERS:

Present:
David Carpenter- Chairman
David Zimmerman
Alexandra Pucciarelli
Paul Turner- Vice Chairman
John Stigmon

Excused

Stephen Dorsett
Ed Dunn

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.)

Ruben Abeyta, expressed concern about the signage displaying rates at Motel 6

Phyllis Cackley, expressed concern about the public notification of P&Z Commission meetings

B. APPROVAL OF MINUTES

1) Regular meeting of February 10, 2016.

Motion to approve minutes of the regular meeting of February 10, 2016 as submitted

Moved by Commissioner Turner **Seconded by** Commissioner Stigmon . Motion carried unanimously.

II. PUBLIC HEARING

A. ZONING CODE AMENDMENTS

Discussion/possible action on proposed amendments to Division 10-50.100 (Sign Standards) of the Flagstaff Zoning Code with related amendments in Chapter 10-20 (Administration, Procedures and Enforcement), Chapter 10-80 (Definitions) and Chapter 10-90 (Maps).

City Staff: Roger Eastman, Comprehensive Planning and Code Administrator

Mr. Eastman gave a PowerPoint presentation on the proposed amendments.

Discussion was held

Motion to recommend to City Council for approval the proposed sign amendments to division 10-50 as submitted by Staff **Moved by** Chairman Carpenter **Seconded by** Commissioner Pucciarelli .
Motion carried unanimously

B. GUADALUPE PARK

Address:	805 West Clay Avenue
Assessor's Parcel Number:	103-02-001A, 103-02-001E
Property Owner:	City of Flagstaff
Applicant:	City of Flagstaff Recreation Services
Application Number:	PZ-15-00138-01
City Staff:	Jennifer Mikelson
Action Sought:	Minor Regional Plan Amendment

A minor Flagstaff Regional Plan 2030 amendment request to change the area type designation on Map 21 and 22 from Existing Suburban and Future Urban to Parks/Open Space for approximately 1.07 acres located at 805 West Clay Avenue.

C. GUADALUPE PARK

Address:	805 West Clay Avenue
Assessor's Parcel Number:	103-02-001A, 103-02-001E
Property Owner:	City of Flagstaff
Applicant:	City of Flagstaff Recreation Services
Application Number:	PZ-15-00138
City Staff:	Jennifer Mikelson
Action Sought:	Zoning Map Amendment

A Zoning Map Amendment request to rezone approximately 1.07 acres located at 805 West Clay Avenue from Highway Commercial (HC) to Public Facilities (PF).

D. BUFFALO PARK WEST

Address:	Section 10, Township 21 North, Range 7 East
Assessor's Parcel Number:	110-03-001B
Property Owner:	City of Flagstaff
Applicant:	City of Flagstaff Recreation Services
Application Number:	PZ-15-00139-01
City Staff:	Jennifer Mikelson
Action Sought:	Minor Regional Plan Amendment

A minor Flagstaff Regional Plan 2030 amendment request to change the area type designation on Map 21 and 22 from Area in White to Parks/Open Space for approximately 26.03 acres located north of Fir Avenue along San Francisco Street.

E. BUFFALO PARK WEST

Address:	Section 10, Township 21 North, Range 7 East
Assessor's Parcel Number:	110-03-001B
Property Owner:	City of Flagstaff
Applicant:	City of Flagstaff Recreation Services
Application Number:	PZ-15-00139
City Staff:	Jennifer Mikelson
Action Sought:	Zoning Map Amendment

A Zoning Map Amendment request to rezone approximately 26.03 acres located north of Fir Avenue along San Francisco Street from the Single Family Residential (R1) and Public Facility (PF) zones to Public Open Space (POS).

F. Highland Avenue

Address:	Section 10, Township 21 North, Range 7 East
Assessor's Parcel Number:	112-29-021G and 112-29-021F
Property Owner:	City of Flagstaff
Applicant:	City of Flagstaff Recreation Services
Application Number:	PZ-15-00140-01
City Staff:	Jennifer Mikelson
Action Sought:	Minor Regional Plan Amendment

A minor Flagstaff Regional Plan 2030 amendment request to change the area type designation on Map 21 and 22 from Existing Suburban to Parks/Open Space for approximately 5.31 acres located off Highland Avenue.

G. HIGHLAND AVENUE

Address:	Section 10, Township 21 North, Range 7 East
Assessor's Parcel Number:	112-29-021G and 112-29-021F
Property Owner:	City of Flagstaff
Applicant:	City of Flagstaff Recreation Services
Application Number:	PZ-15-00140
City Staff:	Jennifer Mikelson
Action Sought:	Zoning Map Amendment

A Zoning Map Amendment request to rezone approximately 5.31 acres located off Highland Avenue from Highway Commercial (HC) to Public Facility (PF).

Ms. Mikelson gave a PowerPoint presentation on all applications for Guadalupe Park, Buffalo Park West and Highland Ave.

Steve Zimmerman, City of Flagstaff Parks, gave a brief summary of the proposed amendments

Public Comment

Laura Myers, Outreach Director of the La Plaza Vieja Neighborhood Association, expressed support for the proposed amendments

Discussion was held on the proposed amendments. Ms. Antol was present and answered questions from Commissioners.

Motion to recommend to City Council for approval Minor Regional Plan Amendment **PZ-15-00138-01 Moved by** Chairman Carpenter **Seconded by** Commissioner Pucciarelli. Motion carried unanimously

Motion to recommend to City Council for approval Zoning Map Amendment **PZ-15-00138 Moved by** Chairman Carpenter **Seconded by** Commissioner Pucciarelli . Motion carried unanimously

Motion to recommend to City Council for approval Minor Regional Plan Amendment **PZ-15-00139-01 Moved by** Chairman Carpenter **Seconded by** Commissioner Stigmon . Motion carried unanimously

Motion to recommend to City Council for approval Zoning Map Amendment **PZ-15-00139** with conditions **Moved by** Chairman Carpenter **Seconded by** Commissioner Zimmerman . Motion carried unanimously

Motion to recommend to City Council for approval Minor Regional Plan Amendment **PZ-15-00140-01 Moved by** Chairman Carpenter **Seconded by** Commissioner Stigmon . Motion carried unanimously

Motion to recommend to City Council for approval Zoning Map Amendment **PZ-15-00140 Moved by** Chairman Carpenter **Seconded by** Commissioner Turner . Motion carried unanimously

H. PICTURE CANYON

Address:	Section 4, Township 21 North, Range 8 East
Assessor's Parcel Number:	113-06-004
Property Owner:	City of Flagstaff
Applicant:	City of Flagstaff Sustainability Program
Application Number:	PZ-15-00134-01
City Staff:	Tiffany Antol
Action Sought:	Annexation

An annexation request of approximately 77.8 acres currently part of the Picture Canyon Natural Preserve and Archeological Park owned by the City of Flagstaff.

Recommendation Action: Staff recommends the Planning & Zoning Commission forward the annexation request to the City Council with a recommendation for approval.

I. PICTURE CANYON

Address:	Section 4, Township 21 North, Range 8 East
Assessor's Parcel Number:	113-06-004, 113-06-003
Property Owner:	City of Flagstaff
Applicant:	City of Flagstaff Sustainability Program
Application Number:	PZ-15-00134
City Staff:	Tiffany Antol
Action Sought:	Zoning Map Amendment

A Zoning Map Amendment request to rezone approximately 477.8 acres located in Section 4, Township 21 North, Range 8 East from No Zoning and Rural Residential (RR) Zone to Public Open Space (POS) and to apply the Landmarks Overlay (LO) Zone, the Resource Protection Overlay (RPO) Zone, and the Rural Floodplain designation to 77.8 acres.

J. OBSERVATORY MESA

Address:	Section 12, Township 21 North, Range 6 East
Assessor's Parcel Number:	102-15-002
Property Owner:	City of Flagstaff
Applicant:	City of Flagstaff Sustainability Program
Application Number:	PZ-15-00136-02
City Staff:	Tiffany Antol
Action Sought:	Annexation

An annexation request of approximately 640.51 acres, which is part of the Observatory Mesa open space owned by the City of Flagstaff.

K. OBSERVATORY MESA

Address:	Section 12, Township 21 North, Range 6 East
Assessor's Parcel Number:	102-15-002
Property Owner:	City of Flagstaff
Applicant:	City of Flagstaff Sustainability Program
Application Number:	PZ-15-00136-01
City Staff:	Tiffany Antol
Action Sought:	Minor Regional Plan Amendment

A minor Flagstaff Regional Plan 2030 amendment request to change the area type designation on Map 21 and 22 from Area in White and State Land to Existing Parks/Open Space for approximately 2253.20 acres located on Observatory Mesa.

L. OBSERVATORY MESA

Address:	Section 12, Township 21 North, Range 6 East
Assessor's Parcel Number:	102-15-002
Property Owner:	City of Flagstaff
Applicant:	City of Flagstaff Sustainability Program
Application Number:	PZ-15-00136
City Staff:	Tiffany Antol
Action Sought:	Zoning Map Amendment

A Zoning Map Amendment request to rezone approximately 1610.69 acres located on Observatory Mesa from Rural Residential (RR) to Public Open Space (POS) rezone approximately 2.00 acres from Rural Residential (RR) to Public Facility (PF) and to apply the Resource Protection Overlay (RPO) to approximately 640.51 acres.

Ms. Antol gave a PowerPoint presentation on the proposed amendments for Observatory Mesa

Motion to recommend to City Council for approval Annexation **PZ-15-00136-02 Moved by** Chairman Carpenter **Seconded by** Commissioner Turner. Motion carried unanimously

Motion to recommend to City Council for approval Minor Regional Plan Amendment **PZ-15-00136-01 Moved by** Chairman Carpenter **Seconded by** Commissioner Zimmerman. Motion carried unanimously

Motion to recommend to City Council for approval Zoning Map Amendment with conditions **PZ-15-00136 Moved by** Chairman Carpenter **Seconded by** Commissioner Turner . Motion carried unanimously

Chairman Carpenter recused himself due to conflict of interest for the Picture Canyon case.

Ms. Antol gave a PowerPoint Presentation on the proposed amendments for Picture Canyon.

Betsey Emery, City of Flagstaff Sustainability, answered questions from Commissioner.

Motion to recommend to City Council for approval Annexation **PZ-15-00134-01 Moved by** Commissioner Zimmerman **Seconded by** Commissioner Stigmon. Motion carried unanimously

Motion to recommend to City Council for approval Zoning Map Amendment with conditions **PZ-15-00134 Moved by** Commissioner Turner **Seconded by** Commissioner Zimmerman . Motion carried unanimously

III. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Mr. Sawyers gave an update on projects.

IV. ADJOURNMENT

Adjourned at 5:37