



Minutes-Approved
City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Wednesday, June 22, 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 4:01 p.m.

COMMISSION MEMBERS: **Present:**

David Carpenter, Chairman	Ed Dunn
Paul W. Turner, Vice Chairman	David Zimmerman
Alexandra Pucciarelli	
Stephen Dorsett	
John Stigmon	

CITY STAFF:

Mark Sawyers, Staff Liaison
Elaine Averitt, Planning Development Manager
Neil Gullickson, 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 May 25, 2016.

Motion to approve the minutes of the regular meeting of May 25, 2016 as submitted. **Moved by** Commissioner Turner **Seconded by** Commissioner Dorsett. Motion carried unanimously

II. PUBLIC HEARING

A. Insurgent Fitness

Address: 1650 S. Plaza Way
Assessor's Parcel Number: 112-24-009
Property Owner: Bruce D Sidlinger
Applicant: Morgan Baggs
Application Number: **PZ-16-00041-02**
City Staff: Elaine Averitt
Action Sought: Conditional Use

A request for a Conditional Use Permit to allow a 5,000 square foot indoor commercial recreational use in an existing building complex on a 2.6 acre parcel located at 1650 S Plaza Way, within the Light Industrial Open (LI-O) and Resource Protection Overlay (RPO) Zones.

Ms. Averitt gave a PowerPoint presentation on the proposed Conditional Use Permit and answered questions from the Commissioners.

Morgan Baggs, owner of Insurgent Fitness, gave a brief description of the Insurgent Fitness business and answered questions from Commissioners.

Motion to approve **PZ-16-00041-02** with Staff conditions as submitted with an additional condition to require a bike rack with capacity for 6 bikes **Moved by** Commissioner Carpenter **Seconded by** Commissioner Stigmon. Motion carried unanimously

B. Ernest Health

Address: 1851 N. Gemini Drive
Assessor's Parcel Number: 101-46-008B
Property Owner: MMV Devco LLC
Applicant: Earnest Health Inc.
Application Number: **PZ-16-00081**
City Staff: Neil Gullickson
Action Sought: Conditional Use

A request for a Conditional Use Permit for the proposed Rehabilitation Hospital of Northern Arizona within the Research and Development (R & D) and Resource Protection Overlay (RPO) Zones

Mr. Gullickson gave a PowerPoint presentation on the proposed Conditional Use Permit and answered questions from the Commissioners.

Bobby George, Architect for the applicant, gave a brief description of the proposed project and answered questions from Commissioners

Teague Barger, Vice President of Haven Health, discussed the negative impact the proposed project will have on the Haven Health skilled nursing facility.

Nancy Emerick, Executive Director of Haven of Flagstaff, discussed the negative impact the proposed project will have on the skilled nursing facilities that exist in Flagstaff currently

Barbara Brown, Owner of Campus Care of Winslow, inquired about direction on how to share and educate the leaders of Flagstaff about the economic impact that the proposed project will have on her business.

Motion to approve **PZ-16-00081** with Staff conditions as submitted **Moved by** Commissioner Dorsett Seconded **by** Commissioner Turner. Motion carried unanimously

III. WORKSESSION

A. Presentation on Steering Committee for High Occupancy Housing

Staff is assembling a steering committee for the High Occupancy Housing Plan. There will be a brief presentation on the role of the committee and its make-up. Then, the commission members will be asked to volunteer to serve as a committee members.

Ms. Dechter gave a PowerPoint presentation on the High Occupancy Housing steering committee.

The Commission would like to appoint Alexandra Pucciarelli to the steering committee.

IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Erin Young, Water Resources Manager, gave a presentation on the Utilities Annual Report

ADJOURNMENT

Adjourned at 5:55