



Minutes-Approved

City of Flagstaff

PLANNING & ZONING COMMISSION

4:00 PM– Wednesday, February 22, 2017

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 4:02 p.m.

COMMISSION MEMBERS: **Present:**

Ed Dunn	
David Carpenter, Chairman	David Zimmerman
John Stigmon	Margo Wheeler
Dr. Alex Martinez	

Absent: Alaxandra Pucciarelli

CITY STAFF:

Mark Sawyers, Staff Liaison
Tiffany Antol, Planning Development Manager
Brian Kulina, Zoning Code 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.)

Jim McCarthy, Flagstaff City Council, would like to know of any ideas to change zoning code in regards to changing affordable housing

B. APPROVAL OF MINUTES

1) Regular meeting of February 8, 2017.

Motion to approve the minutes of the regular meeting of February 8, 2017 as submitted. **Moved by** Commissioner Wheeler **Seconded by** Commissioner Dunn. Motion carried unanimously

II. PUBLIC HEARING

A. SCHULTZ CREEK TRAILHEAD

Address: 3620 W Schultz Pass Road
Assessor's Parcel Number: 300-47-004
Property Owner: City of Flagstaff
Applicant: City of Flagstaff
Application Number: **PZ-15-00137-02**
City Staff: Tiffany Antol
Action Sought: Annexation

An annexation request of approximately 20 acres known as the Schultz Creek Trailhead into the City with Rural Residential (RR) Zoning.

A. SCHULTZ CREEK TRAILHEAD

Address: 3620 W Schultz Pass Road
Assessor's Parcel Number: 300-47-004
Property Owner: City of Flagstaff
Applicant: City of Flagstaff, Sustainability Program
Application Number: **PZ-15-00137-01**
City Staff: Tiffany Antol
Action Sought: Regional Plan Amendment

A request for a Regional Plan Amendment from City of Flagstaff Sustainability Program to change the area type designation for approximately 20 acres located at 3620 W Schultz Creek Trailhead to Existing Parks/Open Space.

B. SCHULTZ CREEK TRAILHEAD

Address: 3620 W Schultz Pass Road
Assessor's Parcel Number: 300-47-004
Property Owner: City of Flagstaff
Applicant: City of Flagstaff, Sustainability Program
Application Number: **PZ-15-00137**
City Staff: Tiffany Antol
Action Sought: Zoning Map Amendment

A request for a Zoning Map Amendment for approximately 20 acres from Rural Residential (RR) to Public Open Spaces (POS) zone.

Ms. Antol gave a PowerPoint presentation on the proposed Annexation, Regional Plan Amendment and Zoning Map Amendment for the Schultz Creek Trailhead and answered questions from Commissioners.

Betsy Emery, City of Flagstaff Open Space Specialist, gave brief explanation of proposed project and answered questions from Commissioners.

Public Comment:

Joan Martine, resident, expressed concern about weeds at the trailhead

Betsy Emery discussed the management plan for open space includes weed mitigation

Motion to recommend to City Council for approval **PZ-15-00137-02** Annexation as submitted.

Moved by Commissioner Wheeler **Seconded by** Commissioner Dunn. Motion carried unanimously

Motion to recommend to City Council for approval **PZ-15-00137-01** Regional Plan Amendment as submitted. **Moved by** Commissioner Wheeler **Seconded by** Commissioner Martinez. Motion carried unanimously

Motion to recommend to City Council for approval **PZ-15-00137** Zoning Map Amendment with condition. **Moved by** Commissioner Wheeler **Seconded by** Commissioner Dunn. Motion carried unanimously

III. OTHER BUSINESS

A. Proposed Amendments to the Zoning Code

Proposed amendments to the Zoning Code include Building Placement (Section 10-40.30.040.C), ADA Parking (Section 10-50.80.080.C), Accessory Dwelling Units (Sections 10-40.60.030 and 10-80.20.010), Places of Worship (Sections 10-40.30, 10-40.40, 10-40.60, 10-50.80, and 10-80.20.160), Lot Width (Section 10-80.20.120), and Rural Floodplain Map (Section 10-90.40.030).

City Staff: Brian Kulina, Zoning Code Manager

Action Sought: Discussion Only

Mr. Kulina gave a PowerPoint presentation on the proposed amendments to the Zoning Code.

Discussion was held on the proposed amendments to the Zoning Code

Duffie Westmier, resident, doesn't encourage any changes that recommends commercial development next to residential houses and would like to see more outreach to residents

Joan Martine, resident, discussed the uses in the commercial district and was concerned about where the snow will go if buildings are only 10 ft from the property line, taxes, solar usage and gardening

Joan Martine, resident, expressed concern about the 10 ft setback and 60 ft height

Christina Rubalcava, Senior Assistant City Attorney, answered questions from Commissioners about churches

Further discussion was held on the proposed amendments

IV. APPOINTMENT TO THE WATER COMMISSION

Deferred until Commissioner Martinez can attend next Water Commission meeting and observe

V. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Nothing

ADJOURNMENT

Adjourned 5:53 p.m.