



Minutes-Approved
City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Wednesday, March 8, 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 4:00 p.m.

COMMISSION MEMBERS: **Present:**

David Carpenter, Chairman	David Zimmerman
Margo Wheeler	Alaxandra Pucciarelli
Dr. Alex Martinez	Ed Dunn

Absent: John Stigmon-excused

CITY STAFF:

Mark Sawyers, Staff Liaison
Brian Kulina, Zoning Code Manager
David Wessel, FMPO 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.)

B. APPROVAL OF MINUTES

1) Regular meeting of February 22, 2017.

Motion to approve the minutes of the regular meeting of February 22, 2017 as submitted. **Moved by** Commissioner Wheeler **Seconded by** Commissioner Zimmerman. Motion carried unanimously

II. PUBLIC HEARING

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 (Section 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).

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

Public Hearing:

The following expressed concern about the proposed amendment to the building placement:

Rose Hour, resident

Joan Martini, resident

Charlie Silver, resident

Discussion was held about the proposed building placement amendment. Mr. Kulina and Mr. Sawyers both answered questions about building placement from Commissioners.

Duffie Westheimer, resident, also expressed concern about the building placement amendment

Discussion was held to postpone a motion on this amendment until later in the meeting.

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

Motion to recommend to City Council for approval the amendments to ADA Parking section 10-50.80.080.C as recommended by staff. **Moved by** Commissioner Wheeler **Seconded by** Commissioner Dunn. Motion carried unanimously

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

Motion to recommend to City Council for approval the amendments to Accessory Dwelling Units section 10-40.60.030 and 10-80.20.010 as recommended by staff. **Moved by** Commissioner Wheeler **Seconded by** Commissioner Dunn. Motion carried unanimously

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

Motion to recommend to City Council for approval the amendments to Places of Worship sections 10-40.030, 10-40.040, 10-40.060, 10-50.80 and 10-80.20.160 as recommended by staff. **Moved by** Commissioner Wheeler **Seconded by** Commissioner Zimmerman. Motion carried unanimously

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

Motion to recommend to City Council for approval the amendments to Lot Width section 10-80.20.120 option 2 as submitted by Staff. **Moved by** Commissioner Wheeler **Seconded by** Commissioner Martinez. Motion failed 2-4 with Chairman Carpenter, Commissioner Dunn, Commissioner Pucciarelli and Commissioner Martinez distaining.

Motion to recommend to City Council no change to the Lot Width section 10-80.20.120 **Moved by** Chairman Carpenter **Seconded by** Commissioner Dunn. Motion carried 5-1 with Commissioner Wheeler distaining.

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

Jim Janeck, City of Flagstaff Stormwater section, answered questions from Commissioners.

Chris Kirkendall, City of Flastaff Stormwater manager, answered questions from Commissioners.

Motion recommend to City Council for approval the amendments to Rural Floodplain map section 10-90.40.030 as submitted by Staff with the addition to add a urban floodplain map be included **Moved by** Commissioner Pucciarelli **Seconded by** Commissioner Dunn. Motion carried unanimously.

Motion to continue to the next regular meeting of March 22 the amendment regarding Building placement section 10-40.30.040.C **Moved by** Commissioner Wheeler **Seconded by** Commissioner Zimmerman. Motion carried unanimously.

III. OTHER BUSINESS

A. Regional Transportation Plan

The Flagstaff Metropolitan Planning Organization (FMPO) is preparing its latest version of the Region's Transportation Plan (RTP), BluePrint 2040. FMPO staff will present an overview of the RTP looking for questions and feedback from the Commissioners.

Mr. Wessel gave a PowerPoint presentation on Regional Transportation Plan and answered questions from Commissioners.

B. Update on Chapter 3 Regional Plan Amendments

In August 2016, the Planning and Zoning Commission recommended amendments to Flagstaff Regional Plan 2030, Chapter 3 How the Plan Works to the City Council. The City Council held one work session and twelve public hearing dates in order to review and approve the amendments. During these hearings, the Council made changes to the major plan amendment categories and criteria. The Comprehensive Planning Manager will update the Commission on those changes.

Ms. Dechter gave a PowerPoint presentation on the proposed amendments to the Regional Plan and answered questions from Commissioners.

C. Regional Plan Interpretations

The Comprehensive Planning Manager will review the updated Regional Plan interpretation list with the Commission.

Ms. Dechter gave a PowerPoint presentation on the Regional Plan interpretation list and answered questions from Commissioners.

IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Mr. Sawyers discussed future meetings

ADJOURNMENT

Adjourned at 6:43 p.m.