



Minutes-Approved
City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Wednesday, August 23, 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	Marie Jones
Margo Wheeler	David Zimmerman
John Stigmon	Ed Dunn (arrived after roll call)

Absent: Dr. Alex Martinez -Excused

CITY STAFF:

Mark Sawyers, Staff Liaison
Becky Cardiff, Recording Secretary
Tiffany Antol, Planning Development Manager
Neil Gullickson, Planning Development Manager
Brian Kulina, Zoning Code Manager

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 June 14, 2017 and August 9, 2017.

Motion to approve the minutes of the regular meeting of June 14, 2017 as submitted **Moved by** Commissioner Stigmon **Seconded by** Chairman Carpenter Motion carried unanimously

Motion to approve the minutes of the regular meeting of August 9, 2017 as submitted **Moved by** Commissioner Wheeler **Seconded by** Commissioner Jones Motion carried unanimously

II. OTHER BUSINESS

A. TIMBER SKY

Address:	3425 W RT. 66
Assessor's Parcel Number:	112-01-020, 112-01-021
Property Owner:	VP 66 AND WOODY MOUNTAIN LLC
Applicant:	Duane Hunn
Application Number:	PZ-15-00115-08
City Staff:	Tiffany Antol
Action Sought:	Preliminary Plat

A request for a Preliminary Plat approval for Timber Sky Blocks 3A (Adora) in the (MR) Medium Density Residential Zone, Block 7A (Aries) and Block 8 (Orion) in the (R1) Single Family Residential Zone.

Ms. Antol gave a PowerPoint presentation on the proposed preliminary plat and answered questions from commissioners.

Duane Hunn, Vintage Partners, was available to answer questions from Commissioners

Motion to recommend to the City Council for approval Preliminary Plat PZ-15-00115-08 with staff conditions as submitted **Moved by** Commissioner Wheeler **Seconded by** Commissioner Dunn Motion carried unanimously

III. PUBLIC HEARING

B. WEST STREET APARTMENTS

Address:	2015 N WEST ST
Assessor's Parcel Number:	107-02-105, 107-02-106, 107-02-107
Property Owner:	Brad Dennison
Applicant:	Jay Douglass, Canyon Management
Application Number:	PZ-16-00051-02
City Staff:	Neil Gullickson
Action Sought:	Conditional Use Permit

A request for a Conditional Use Permit from Woodson Engineering on behalf of Jay Douglass, Canyon Management, to establish a Planned Residential Development (PRD) within the (CC) Community Commercial Zone.

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

Jay Douglass, applicant, discussed the process they have gone through to this point for the proposed project.

Discussion was held on the proposed project

Motion to approve Conditional Use permit PZ-16-00051-02 with staff conditions as submitted with an additional condition to relocate the western property fence to the property line and improve the utility easement with grass and shrubbery subject to approval by the Planning Department **Moved by** Commissioner Wheeler **Seconded by** Commissioner Stigmon Motion carried unanimously

IV. WORKSESSION

Proposed Amendments to the Zoning Code (Transects)

Proposed amendments to the Zoning Code (Transects) include Commercial Block Building Type (Section 10-50.110.180), Allowed Building Types (Sections 10-50.110 and 10-40.40), and Private Frontage Types (Sections 10-150.120, 10-50.130, and 10-40.40).

Mr. Kulina gave a PowerPoint presentation on the proposed amendments to the Zoning Code and answered questions from Commissioners.

Mr. Sawyers was present and discussed the proposed amendments with Commissioners

Charlie Silver, resident, supports adjusting the transect zones

Discussion was held on the proposed amendments

Charlie Silver, resident, discussed existing property owner rights

Discussion was held on the direction the Commission wanted staff to go on the proposed amendments and future public hearings

V. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Mr. Sawyers discussed future meetings

ADJOURNMENT

Adjourned at 6:57 p.m.