



**Minutes-Draft**  
**City of Flagstaff**  
**PLANNING & ZONING COMMISSION**  
**4:00 PM– Wednesday, October 11, 2017**

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**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
Ed Dunn	
John Stigmon	

Absent: Dr. Alex Martinez

**CITY STAFF:** Tiffany Antol, Staff Liaison (Acting Current Planning Manager)  
Becky Cardiff, Recording Secretary  
Elaine Averitt, 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 September 27, 2017.

**Motion** to approve the minutes of the regular meeting of September 27, 2017 as submitted with the consideration of adding more detail to the minutes **Moved by** Commissioner Wheeler **Seconded by** Commissioner Stigmon Motion carried unanimously

## II. OTHER BUSINESS

### A. MIRAMONTE AT DALE AVENUE

Address: 19 W. Dale Ave.  
Assessor's Parcel Number: 101-13-006  
Property Owner: Miramonte Dale, LLC  
Applicant: Miramonte Arizona, LLC  
Application Number: **PZ-16-00039-03**  
City Staff: Elaine Averitt  
Action Sought: Preliminary Plat

A request for a Preliminary Plat from Miramonte Arizona, LLC for a Preliminary Plat for a 12-unit residential subdivision on .31 acres in the T4N.1 Transect Zone.

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

Kent Hotsenpillar, Engineer, gave a brief overview of the proposed project

**Motion** to recommend to City Council for approval PZ-16-0039-03 with staff conditions **Moved by** Commissioner Wheeler **Seconded by** Commissioner Stigmon Motion carried unanimously

### B. MOUNTAIN VISTA CONDINIUM AT PINE CANYON

Address: 3002 S. Clubhouse Circle  
Assessor's Parcel Number: 105-21-062, 105-10-167  
Property Owner: TLC PC Developers, LLC  
Applicant: Mogollon Engineering  
Application Number: **PZ-17-00138**  
City Staff: Tiffany Antol  
Action Sought: Preliminary Plat

A request for a Preliminary Plat approval for Mountain Vista Condominium at Pine Canyon for a 60-unit subdivision on 11.14 acres located in the (R1) Single Family Residential Zone

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

Kent Hotsenpillar, Engineer, spoke briefly about the proposed project

**Motion** to recommend to City Council for approval PZ-17-00138 with staff conditions **Moved by** Commissioner Wheeler **Seconded by** Commissioner Zimmerman Motion carried unanimously

### C. Proposition 207 Presentation

Overview of the Private Property Rights Protection Act, in particular A.R.S. § 12-1134, which is commonly referred to as Prop. 207.

Ms. Rubalcava, Senior Assistant City Attorney, gave a presentation on the Proposition 207 and answered questions from commissioners.

### **III. EXECUTIVE SESSION**

#### **A. Proposition 207 Legal Advice**

Legal advice regarding A.R.S. § 12-1134 (commonly referred to as Prop. 207) and proposed amendments to the zoning code. (A.R.S. § 38-431.03(A)(3).)

**Motion** to adjourn to executive session **Moved by** Chairman Carpenter **Seconded by** Commissioner Stigmon Motion carried unanimously

### **IV. WORKSESSION**

#### **A. Proposed Amendments to the Downtown Regulating Plan**

Discussion of the Downtown Regulating Plan mobile tour.

Mr. Kulina led the discussion about the mobile tour

### **V. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS**

Ms. Antol and Dan Folke updated on future meetings

### **ADJOURNMENT**

Adjourned at 6:36 p.m.