



Minutes-Approved
City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Wednesday, January 10, 2018

City of Flagstaff 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 – Commissioner Wheeler called the meeting to order at 4:02 p.m.

COMMISSION MEMBERS: **Present:**

Marie Jones
Margo Wheeler
Ed Dunn
David Zimmerman
Kyle Anticevich

Absent: Edward Talkington

CITY STAFF:

Tiffany Antol, Staff Liaison
Alax Pucciarelli, 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

Regular meeting of December 13, 2017

Motion to approve the minutes from the regular meeting of December 13, 2017 **Moved by** Commissioner Zimmerman **Seconded by** Commissioner Jones Motion carried unanimously

C. ELECTION OF OFFICERS

Motion to appoint Margo Wheeler to Chairman **Moved by** Commissioner Dunn **Seconded by** Commissioner Martinez Motion carried unanimously

Motion to appoint Ed Dunn to Vice-Chairman **Moved by** Commissioner Jones **Seconded by** Commissioner Martinez Motion carried unanimously

II. PUBLIC HEARING

A. CROSSFIT FLAGSTAFF

Address:	1072 E Old Canyon Ct
Assessor's Parcel Number:	104-16-008B
Property Owner:	Graciela Del Moral
Applicant:	Core Structure Group
Application Number:	PZ-17-00099-03
City Staff:	Alaxandra Pucciarelli
Action Sought:	Conditional Use Permit

A request for a Conditional Use Permit from Core Structure Group on behalf of CrossFit Flagstaff to establish an Indoor Commercial Recreation Facility in conjunction with Transitional Housing use in an existing building in the Light Industrial Open (LI-O) Zoning District.

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

Lisa Ray, applicant, answered questions from Commissioners

Motion to approve Conditional Use Permit PZ-17-00099-03 with staff conditions as submitted **Moved by** Commissioner Martinez **Seconded by** Commissioner Dunn Motion carried unanimously

B. SWIFT TRAVEL CENTER

Address:	3099 W Shamrell Blvd
Assessor's Parcel Number:	116-61-013
Property Owner:	Swift Travel Center
Applicant:	Smith Architects
Application Number:	PZ-16-00218-02
City Staff:	Neil Gullickson
Action Sought:	Zoning Map Amendment

A request from Smith Architects on behalf of to rezone approximately 1.5 acres from the Research and Development (RD) Zoning District to the Highway Commercial (HC) Zoning District. The Direct to Ordinance application is for the development of an Automobile Service Station with gas canopy and Convenience Store at 3099 West Shamrell Boulevard.

Mr. Gullickson gave a PowerPoint presentation on the proposed Zoning Map Amendment and answered questions from Commissioners.

Ms. Dechter answered questions from Commissioners

Steve Hallum, owner/applicant, answered questions about the services provided in the store from Commissioners

Motion to recommend to City Council for approval Zoning Map Amendment PZ-16-00218-02 with staff conditions as submitted **Moved by** Commissioner Jones **Seconded by** Commissioner Martinez Motion carried unanimously

C. HIGH OCCUPANCY HOUSING SPECIFIC PLAN AND RELATED REGIONAL PLAN AMENDMENTS

The second public hearing of the Planning and Zoning Commission for the High Occupancy Housing Specific Plan and Regional Plan amendments to Chapters VIII (Community Character), IX (Growth and Land Use), X (Transportation), and XII (Public Facilities). The High Occupancy Housing Specific Plan is a city-wide plan that supplies to development proposals that have more than 75 bedrooms per acre or 30 dwelling units per acre.

Ms. Dechter gave a PowerPoint presentation on the proposed High Occupancy Housing Specific Plan and related Regional Plan Amendments and answered questions from Commissioners.

Chairman Wheeler requested an update on the strategies and staff agreed to a semi-annual update

Motion to recommend to City Council adoption of High Occupancy specific plan and Regional Plan amendments with conditions to allow staff to add explanatory text to the Executive Summary and background sections of each chapter and makes changes to commercial block building strategy

Moved by Commissioner Dunn **Seconded by** Commissioner Martinez Motion carried unanimously

III. OTHER BUSINESS

A. A request from Hope Construction on behalf of David Kennen to abandon the "Final Plat for Condominiums at 721 San Francisco Street". The 4-unit condominium plat was recorded on September 31, 2011. The site is .3432 Acres in size and is located at 721 N. San Francisco Street in the Residential (R1) zoning district.

Mr. Gullickson gave a PowerPoint presentation on the proposed abandonment of the final plat and answered questions from Commissioners.

Motion to recommend to City Council for approval Final Plat Abandonment PZ-17-00162-01 as submitted **Moved by** Commissioner Martinez **Seconded by** Commissioner Anticevich Motion carried unanimously

IV. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Ms. Antol updated the commission on future meetings

ADJOURNMENT

Adjourned at 5:34 p.m.