



Minutes-Approved
City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Wednesday, January 9, 2019

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-The meeting was called to order at 4:00 p.m.

COMMISSION MEMBERS: Margo Wheeler, Chairman Dr. Alex Martinez
Edward Talkington
Kyle Anticevich
David Zimmerman

Absent Excused: Marie Jones

CITY STAFF: Tiffany Antol, Staff Liaison
Neil Gullickson, Planning Development 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

- 1) Regular meeting of November 28, 2018.

Motion to approve the minutes from the regular meeting of November 28, 2018 as submitted.

Moved by Commissioner Zimmerman **Seconded by** Commissioner Martinez Motion carried unanimously.

A. WEITZEL CELL FACILITY

Address:	3600 North Fourth Street
Assessor's Parcel Number:	109-06-002
Property Owner:	Trinity Heights United Methodist Church
Applicant:	Pinnacle Consulting LLC
Application Number:	PZ-18-00111-02
City Staff:	Neil Gullickson
Action Sought:	Conditional Use Permit

A Conditional Use Permit request from Pinnacle Consulting LLC to allow placement of a new 60-foot tall Antenna-supporting structure (mono-pole cellular tower) located at 3600 North Fourth Street in the Single Family Residential (R1) Zone.

Mr. Gullickson gave a PowerPoint presentation on the proposed conditional use permit and answered questions from Commissioners.

Michelle Lamroux, applicant consultant, answered questions from Commissioners
Steve Kennedy, Engineer for applicant, answered questions

Public Comment:

The individuals below spoke against the proposed conditional use permit for the following reasons: disfavored site, location, visual pollutant, gas pipeline easement, not meeting objectives, look of the tower, view sheds, property values, adverse effects to environmental study area, radiation health risks, fire risk, harm to wildlife

Juliana Suby, resident
Joseph Simonsen, representing Kinder Morgan gas pipeline
Brooks Hart, resident, speaking on behalf of a group
Bob Orrill, resident
Michael Macauley, resident
Mar-Elise Hill, resident
John Paul Roccaforte, resident
Ted Martinez, resident
David Bagnato, resident
Anne Anders, resident
Jan Sliva, resident
Alan Bonner, resident
Thomas Sliva, resident
Mike Stoddard, resident
Chris Mann, resident
Gloria Auler, resident
Mike Yeatts, resident
Chris Budwig, resident
Chris Eaves, resident
Emry Eaves, resident
Lang Suby, resident
Robert S Vane, resident

Nina Swidler, resident
Donna Fasberg, resident

The individuals below spoke in favor of the proposed conditional use permit:

Tim Hansen, resident, no negative impact to animals, site impact isn't significant, and doesn't impact property value

Keith McClanahan, representing Trinity Heights, discussed the process the church followed to obtain the lease with Verizon for the proposed cell tower

Written Comment Card were submitted by the following individuals:

Diane Rechel, resident, stating prop 207, devaluing home and health.

Lisa Machina, resident, disfavored site

Motion to continue the public hearing to the regular meeting of February 13, 2019

Motioned by Commissioner Martinez **Seconded by** Commissioner Anticevich Motion carried unanimously.

B. T MOBILE

Address:	2711 East Lakin Drive
Assessor's Parcel Number:	107-15-007A
Property Owner:	Hunt's True Value Lumber Co. Inc.
Applicant:	Mobilite Investments
Application Number:	PZ-17-00018-02
City Staff:	Neil Gullickson
Action Sought:	Conditional Use Permit

A Conditional Use Permit request from Mobilite Investments for T-Mobile to allow placement of a new 75-foot tall Antenna-supporting structure (mono-pole cellular tower) located at 2711 E. Lakin Drive in the Highway Commercial (HC) Zone.

Mr. Gullickson gave a PowerPoint presentation on the proposed conditional use permit and answered questions from Commissioners.

Tom Johnson, applicant representative, answered questions from Commissioners

Motion to approve conditional use permit **PZ-17-00018-02** with Staff conditions as submitted, in accordance with the findings presented and with the additional requirement that if additional branches are needed above the 2.3 requirement to buffer Staff can require additional branches **Motioned by** Commissioner Anticevich **Seconded by** Commissioner Martinez Motion carried unanimously.

C. MCGRATH REAL ESTATE PARTNERS

Address:	825 and 829 East Butler Avenue
Assessor's Parcel Number:	104-13-002B, 104-03-005B
Property Owner:	Wendt Business Park LLC

Applicant:	McGrath Real Estate Partners
Application Number:	PZ-17-00089-03
City Staff:	Elaine Averitt
Action Sought:	Zoning Map Amendment

A proposed Direct to Ordinance Zoning Map Amendment to rezone property from Light Industrial (LI) and Heavy Industrial (HI) to Highway Commercial (HC) and High Density Residential (HR).

Ms. Averitt gave a PowerPoint presentation on the proposed zoning map amendment and answered questions from Commissioners.

Mark Linley, applicant, gave a PowerPoint presentation on the proposed zoning map amendment and answered questions from Commissioners

Barrett Kirk, McGrath Real Estate Partners, corrected the record on affordability mix of the project

Public Comment

Susan Weitzman, resident, spoke in favor of the proposed project believes it to be a great addition to neighborhood

Justin Clifton, resident, approves of the project as a whole but expressed concern about traffic and access to his property on Butler

Discussion was held on the project.

Guillermo Cortes, Engineer for the applicant, answered questions from Commissioners

Motion to recommend to City Council for approval zoning map amendment **PZ-17-00089-03** with Staff conditions as submitted and in accordance with the findings **Motioned by** Commissioner Anticevich **Seconded by** Commissioner Talkington Motion carried unanimously.

II. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Ms. Antol gave an update on future meetings

ADJOURNMENT

Adjourned at 7:48 p.m.