



Minutes-Approved
City of Flagstaff
PLANNING & ZONING COMMISSION
4:00 PM– Wednesday, February 13, 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 4:05 p.m.

COMMISSION MEMBERS: Margo Wheeler, Chairman
Edward Talkington
Kyle Anticevich
David Zimmerman

Dr. Alex Martinez
Marie Jones
Eric Nolan

Absent Excused:

CITY STAFF: Tiffany Antol, Staff Liaison
Neil Gullickson, Planning Development Manager
Genevieve Pearthree, Associate Planner
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 January 9, 2019.

Motion to approve the minutes from the regular meeting of January 9, 2019 as submitted.

Moved by Commissioner Martinez **Seconded by** Commissioner Talkington 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-pine cellular tower) located at 3600 North Fourth Street in the Single Family Residential (R1) Zone.

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

Michelle Lamroux, applicant consultant, answered questions from Commissioners

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, lack of findings

Ginger Van Divier, resident
Eric Kolvig , resident
Alan Bonner, resident
Suzanne Bonner, resident
Juliana Suby, resident
Mike Stoddard, resident
Jackson Lander, resident
Hans Gunderson, resident
Margaret Gunderson, resident
Mac McGeary, resident
Gloria Auler, resident
Robert Vane, resident
Janet Sliva, resident
Diane Rechel, resident
Donna Fosberg, resident
Jennifer Flugstad, resident
MacKenzie Bevrit, resident
Bennett Edgerly , resident
Sue Ordway, resident
Martin Becker, resident
Skeeter, speaking on behalf of Shadow Mountain block watch group

Brooks Hart, resident
Carrie Warman, resident
Lina Walen, resident

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

Phil Off, resident
Keith McClanahan, trustee of Trinity Heights Church

Written Comment Card were submitted by the following individuals:

John Paul Roccaforte, against proposed project
Lisa M Machine, against proposed project
Catherine Roustan, against proposed project
Mary Zall, against proposed project

Steve Kennedy, engineer for applicant, answered questions from Commissioners

Discussion was held on the proposed project

Motion to deny **PZ-18-00111-02** for lack of findings #1 and 2b as listed in the Staff report **Motioned by** Commissioner Zimmerman **Seconded by** Commissioner Talkington
Motion carried unanimously.

B. VERKAMP HOUSE CONDOMINIUMS

Address:	623 North San Francisco Street
Assessor's Parcel Number:	101-08-009
Property Owner:	ZH Holdings
Applicant:	David Hayward
Application Number:	PZ-17-00017-04
City Staff:	Genevieve Pearthree
Action Sought:	Preliminary Plat Request

Neighborhood Homes requests preliminary plat approval for Verkamp House Condominiums—a 6-unit residential condominium subdivision on a .49 -acre (21,300 square foot) site at 623 N. San Francisco Street—constructed as a Planned Residential Development in the Single-Family Residential Neighborhood (R1N) Zone.

Ms. Pearthree gave a PowerPoint presentation on the proposed preliminary plat and answered questions from Commissioners.

Motion to recommend to City Council for approval in accordance with the findings Preliminary Plat **PZ-17-00017-04** as submitted **Motioned by** Commissioner Martinez **Seconded by** Commissioner Anticevich Motion carried unanimously.

II. DISCUSSION AND RECOMMENDATION

1) Review of 2018 Building and Fire Code Amendments.

City Staff: Amy Palmer, Building Official
Victoria St. Clair, Building Plans Examiner
Kent Snide, Fire Inspector

Amy Palmer, Building Official, gave a PowerPoint presentation on the proposed 2018 Building Code Amendments

Jerry Bills, City of Flagstaff Fire Marshall, gave a brief update on the proposed 2018 Fire Code Amendments

Motion to recommend to City Council for approval the 2018 Building & Fire Code amendments as presented by Staff **Motioned by** Commissioner Zimmerman **Seconded by** Commissioner Jones Motion carried unanimously.

2) Active Transportation Master Plan

Flagstaff Urban Trails System (FUTS) Master Plan

The City is working on two master plans: The Active Transportation Master Plan will make specific recommendations to improve the pedestrian and bicycle environment, while the FUTS Master Plan will guide future development of the Flagstaff Urban Trails System. Both master plans implement the goals and policies of the Flagstaff Regional Plan 2030: Place Matters regarding walking, biking, and trails.

Staff will introduce the master plans at this work session, provide a summary of their content, and outline the process for review and adoption. Master plans are approved by the City Council by resolution, following review and recommendation by the Planning and Zoning Commission and Transportation Commission. For more detailed information about the master plans, go to <http://www.flagstaff.az.gov/atmp>

Martin Ince, FMPO, gave a PowerPoint presentation on the Active Transportation/FUTS master plans.

III. MISCELLANEOUS ITEMS TO/FROM COMMISSION MEMBERS

Ms. Antol gave an update on future meetings

ADJOURNMENT

Adjourned at 7:02 p.m.