

**Planning and Zoning Commission**  
**Staff Review Board Agenda**  
**Meeting of January 4, 2017- 3:00 PM to 4:00 PM**  
Board of Supervisors Meeting Room

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**Study Session Agenda**  
**Meeting of January 4, 2017 - 4:00 PM**  
Board of Supervisors Meeting Room  
County Administrative Center  
219 East Cherry  
Flagstaff, Arizona

**These cases are scheduled for public hearing on Wednesday, January 25, 2017. At the Study Session, Commissioners will address each case briefly.**

1. Case No. ZC-16-002: A request for a Zone Change from G (General, 10 acre minimum parcel size) Zone to AR 2 ½ (Agricultural Residential, 2.5-acre minimum parcel size) Zone for a 3.79 acre parcel. The subject property is located at 455 Why Worry Lane in Mormon Lake and is identified as Assessor's Parcel Number 404-35-001Y.  
Applicant: Adam Hamblen  
Property Owner: NAKM Bloomfield, LLC  
Supervisor District: 4 (Mandy Metzger)  
**Continued from January 4, 2017**
2. Case No. CUP-16-038: A request for a Conditional Use Permit for two Model Homes on two 5,000 square-foot lots in the RMH Residential and Manufactured Home Zone. The subject property is located at 80 E. Oak Dr. in Munds Park and is identified as Assessor's Parcel Numbers 400-66-145B and C.  
Applicant: Ken Edlebeck  
Property Owner: M&N Edlebeck, Inc.  
Supervisor District: 3 (Matt Ryan)
3. Case No. CUP-16-039: A request for a Conditional Use Permit for a Hotel/Motel on three lots totaling 3.5 acres in the CG-10,000 (Commercial General – 10,000 square foot minimum parcel size) Zone. The subject property is located at 529, 579 and 607 Linger Ln. in Valle and is identified as Assessor's Parcel Numbers 503-15-019, 020 and 021.  
Applicant: Van McDonald  
Property Owner: Noel Jeronimo and Rene Belmontes  
Supervisor District: 1 (Art Babbott)
4. Zoning Ordinance Update: A BOS work session on December 6, 2016 dealt with Zoning Ordinance legal conformance issues regarding Vacation Rentals, Group Homes for the Handicapped,

Wireless Telecommunication Facilities, Floodplain and posting references to State Statute. The BOS gave guidance on staff recommended ordinance amendments. Review of the proposed ordinance amendments and recommendations from the Commission with the goal of a public hearing on January 25, 2017.

**Pending review at this Study Session, the following cases may be eligible for Administrative Renewal by the Community Development Director:**

No cases this hearing.

#### DISCUSSION ITEMS:

##### Community Development Department Update

1. Job Vacancies: congratulations to Melissa Shaw, she was promoted into the Long Range Planner position. The Planner position she vacated is now advertised with a closing date of January 13, 2017.
2. Zoning Ordinance Update: The Community Development Advisory Group (CDAG) last met on November 17, 2016 to review BOS workshop materials scheduled for December 6, 2017. With Melissa Shaw as the new Long Range Planer, staff is internally reviewing the way ahead for the Zoning Ordinance update. Anticipate the next CDAG meeting in February 2017.
3. Subdivision Ordinance Update: Subdivision Stakeholders Update Meeting took place on December 15, 2016. Discussion was on Chapters 4 and 5 – Preliminary and Final Platting Procedures and Requirements.
4. Brady Haire Group Home update.
5. Invasive Weed brochure discussion with the Sustainable Building Division.

##### Board of Supervisors Update Commission and Staff Roundtable

**Coconino County  
Planning and Zoning Commission  
Agenda**

**Meeting of January 4, 2017 – 5:30 PM**

Board of Supervisors' Meeting Room

County Administrative Center

219 East Cherry

Flagstaff, Arizona

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 regular 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 Commission's attorneys on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A) (3). Items may be taken out of the order listed below at the call of the Chair.

**PLEDGE OF ALLEGIANCE**

**I. APPROVAL OF MINUTES**

November 30, 2016

**II. PUBLIC HEARINGS**

1. Case No. CUP-16-037: A request for a modification of a Conditional Use Permit (of CUP-14-033) to add a mobile food unit to the site, primarily for coffee and drinks, to add 10 RV storage spaces with a paving waiver on compacted AB, and to modify the existing site plan and parking on a 1.84 acre parcel in the CG-10,000 (Commercial General, 10,000 square foot minimum parcel size) Zone. The subject property is located at 5250 N. Deel Drive in Red Lake and is identified as Assessor's Parcel Number 202-07-034C.

Applicant: AJ's Mini Market, Ryan Ontiveros

Property Owner: AJ's Mini Market LLC

Supervisor District: 3 (Matt Ryan)

2. Case No. ZC-16-002: A request for a Zone Change from G (General, 10 acre minimum parcel size) Zone to AR 2 ½ (Agricultural Residential, 2.5-acre minimum parcel size) Zone for a 3.79 acre parcel. The subject property is located at 455 Why Worry Lane in Mormon Lake and is identified as Assessor's Parcel Number 404-35-001Y.

Applicant: Adam Hamblen

Property Owner: NAKM Bloomfield, LLC

Supervisor District: 4 (Mandy Metzger)

**THE APPLICANT HAS REQUESTED A CONTINUANCE UNTIL JANUARY 25, 2017**

3. Case No. CUP-16-023: A request for renewal of a Conditional Use Permit (of CUP-11-036) with modifications to expand events pursuant to Zoning Ordinance Section 5.7.B.10, for a roping arena on a three acre portion of a five acre and 121 acre parcel in the AR 2 ½ (Agricultural Residential, 2 ½ acre minimum parcel size) Zone. The subject property is located at 5915 N. Copley Drive near Townsend Winona Road in Doney Park and is identified as Assessor's Parcel Numbers 303-33-006B and 303-33-006E.  
Applicant/Property Owner: Kenny Glaspie, Flagstaff, AZ  
Supervisor District: 4 (Mandy Metzger)
  
4. Case No. CUP-16-034: A request for renewal of a Conditional Use Permit (of CUP-06-066) for a church, and the addition of multiple temporary uses including a fall Oktoberfest, spring luau, and summer movie nights, on 1.3 acres in the CH-10,000 (Commercial Heavy, 10,000 square foot minimum parcel size) Zone. The subject project is located on the west side of Interstate 17 at the Munds Park interchange and is identified as Assessor's Parcel Number 400-44-004G.  
Applicant/Property Owner: Munds Park Community Church, Munds Park, Arizona  
Supervisor District 3 (Matt Ryan)
  
5. Case No. CUP-16-031: A request for renewal of a Conditional Use Permit (of CUP-13-034) for a cottage industry for game meat processing on a 2.78 acre parcel in the AR 2 ½ (Agricultural Residential, 2.5-acre minimum parcel size) Zone. The property is located a 10145 Aurora Drive in Doney Park and is identified as Assessor's Parcel Number 301-20-015A.  
Applicant: Bix Game Meat Processing  
Property Owner: Philip Bix & Caron Roper  
Supervisor District: 4 (Mandy Metzger)
  
6. Case No. CUP-16-036: A request for renewal of a Conditional Use Permit (of CUP-10-053) for a church and extension of a temporary paving waiver on 4.01 acres in the RR-4 (Rural Residential, 4 acre minimum parcel size) Zone. The property is located at 5866 State Route 87 in Blue Ridge and is identified as Assessor's Parcel Number 403-13-034B.  
Applicant: Calvary Bible Church  
Property Owner: Calvary Bible Church  
Supervisor District: 4 (Mandy Metzger)

### **III. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA**