

Planning and Zoning Commission
Staff Review Board Agenda
Meeting of March 25, 2020-3:00 PM to 4:00 PM
Board of Supervisors Meeting Room

Study Session Agenda
Meeting of March 25, 2020-4:00 PM
Board of Supervisors Meeting Room
County Administrative Center
219 East Cherry Avenue
Flagstaff, Arizona

The following applications are scheduled for a public hearing on Wednesday, April 29, 2020. At the Study Session, Commissioners will briefly discuss these cases:

1. Case No. CUP-20-007: A request for a Conditional Use Permit renewal (of CUP-14-021) for a 61-foot wireless telecommunication facility on a ½-acre lease area within a 13,875-acre parcel in the G (General, ten-acre minimum parcel size) Zone. The site is located 24 miles southwest of Winslow and two miles west of Hwy 99 on the top of Chevelon Butte and within Assessor's Parcel Number 407-06-002E.
Property Owner: Chevelon Butte LP, Winslow, Arizona
Applicant: GovNet, Scottsdale, Arizona
Representative: Karen Armstrong, Scottsdale, Arizona407
County Supervisor District: 4 (Jim Parks)
2. Case No. ZC-20-001: A request for a Zone Change from the G (General, 10-acre minimum parcel size) Zone to the AR-5 (Agricultural Residential, five-acre minimum parcel size) Zone on a 10 acre parcel located south of the Winona interchange at 10300 E Wapiti Trail and is also identified as Assessor's Parcel Number 303-32-002A.
Property Owner/Applicant: Russell and Pennie Kortsen, Flagstaff, Arizona
County Supervisor District: 4 (Jim Parks)
3. Case No. CUP-20-015: A request for a Conditional Use Permit for a convenience market with fuel islands on six parcels (proposed to be combined) including a total of 1.95 acres in the PC (Planned Community) Zone where CG-10,000 (Commercial General, 10,000 sq. ft minimum parcel size) zoning standards apply. The subject properties are located at 101 West Glen in Grenehaven and are also identified as Assessor's Parcel Numbers 601-39-002C, 601-44-001, 601-44-002, 601-44-003, 601-44-004, 601-44-006.
Property Owner: Grenehaven Holdings, LLC, Beaver, Utah
Applicant: Twin Rocks Enterprises, LLC, Littlefield, Arizona
Representative: Rolane Grinnell
County Supervisor District: 5 (Lena Fowler)

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

1. Case No. CUP-20-014: A request for a Conditional Use Permit renewal (of CUP-10-010) for a 52-Space Recreational Vehicle (RV) Park on a 4.06-acre parcel in the AR (Agricultural Residential, one acre minimum parcel size) Zone. The site is located at 1863 Mormon Lake Road and is also identified as Assessor's Parcel Number 404-54-003B.
Property Owner: Chapin Living Trust DTD 1-23-01, Sedona, Arizona
Applicant: Madeline J. Chapin, Sedona, Arizona
County Supervisor District: 4 (Jim Parks)
2. Case No. CUP-20-01: A request for a Conditional Use Permit renewal (of CUP-10-007) for a solid waste transfer station (utility facility) on a 12.9-acre portion of an 18.42-acre parcel in the IL-10,000(Light Industrial, 10,000 sq. ft. parcel size) Zone. The site is located at 2508 S Flagstaff Ranch Road and is identified as Assessor's Parcel Number 116-04-003T.
Property Owner/Applicant: Waste Management of Arizona, Inc, Chicago, Illinois
Representative: Jessica Walko, Flagstaff, Arizona
County Supervisor District: 1 (Art Babbott)
3. Case No. CUP-15-012: A request for Conditional Use Permit renewal (of CUP-15-012) for a manufactured home and recreational vehicle sales lot on a three-acre portion of a 10.06-acre parcel in the CH-10,000 (Heavy Commercial, 10,000 sq. ft. parcel size) Zone. The property is located at 7000 N Highway 89 north of the Flagstaff city limits and is also identified as a portion of Assessor's Parcel Number 301-50-005G.
Owner: Robert and Diana Greer, Sedona, Arizona
Applicant: Blue Ribbon Industries, Inc., Flagstaff, Arizona
Representative: Robert Hanson
Supervisorial District: 4 (Jim Parks)
4. Case No. CUP-20-08: A request for a Conditional Use Permit renewal (of CUP-15-027) for a seasonal game receiving station on a 4.02-acre parcel in the CH-10,000 (Commercial Heavy, 10,000 sq. ft. parcel size) Zone The property is located on the north side of Highway 260 east of Forest Lakes at 1441 State Route 260 and is also identified as Assessor's Parcel Number 403-34-001J.
Property Owner: Rim Resort, LLC, Heber, Arizona
Applicant: Miller's Southwestern Processing, Inc., Queen Creek, Arizona
Representative: Mike Miller, Queen Creek, Arizona
County Supervisor District: 4 (Jim Parks)

Community Development Department Update

1. At the time of this agenda publishing, the County continues to assess and make operational decisions with respect to COVID-19.
2. The Doney Park/Timberline/Fernwood Area Plan update continues with monthly meetings the 2nd Thursday of the month. The Committee is receiving presentations from County and other groups/agencies.
3. Staff is moving ahead with a process to update the Zoning Ordinance with a Utility Scale Renewable Energy section.

Board of Supervisors Update

On March 24th, 2020 the Board held a public hearing on the ZC-19-008 – Pine Valley Resort change of zoning regulations in the PC zone for a campground, RV and Manufactured Home community. The Chevelon Butte Wind Energy project was not appealed to the Board.

Commission and Staff Roundtable

Planning and Zoning Commission Bylaws discussion. Proposed bylaws update would include allowing only applicants to arrange ahead of time to attend Public Hearings via teleconference – recommended by the CAO. An option would be to allow citizens to arrange ahead of time with the Chair and Secretary, based on hardship, to attend Public Hearings via teleconference – not recommended by the CAO.

**Coconino County
Planning and Zoning Commission
Agenda**

Meeting of March 25, 2020–5:30 PM

Board of Supervisors' Meeting Room

County Administrative Center

219 East Cherry Avenue

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.

I. PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES

February 26, 2020

III. PUBLIC HEARINGS

1. Case No. CUP-19-043: A request for a Conditional Use Permit for a memorial forest (cemetery) on five parcels totaling 160 acres in the G (General, 10-acre minimum parcel size) Zone. The property is located approximately 2.5 miles east of US Highway 180 on N Hart Prairie Road. It is also identified as Assessor's Parcel Numbers 300-25-001, 300-25-002, 300-28-001A, 300-29-001A, 300-29-001B.
Property Owner: Kniazzeh Trust Agreement DTD 5-11-99, Phoenix, Arizona
Applicant: Better Place Forest, San Francisco, California
Representative: Scott Roycroft, San Francisco, California
County Supervisor District: 1 (Art Babbott)
2. Case No. ZC-19-010: A request for a Zone Change from the OS (Open Space) Zone to the G (General, 10-acre minimum parcel size) Zone on a 121-acre area that is contained within a portion of five parcels. The total area of the five parcels is 201.55 acres. The subject properties are located 11.5 miles southeast of Blue Ridge and are identified as Assessor's Parcel Numbers 403-21-014, 403-21-015, 403-21-016, 403-21-017 and 403-21-018.
Property Owner: Forest Lake Ranches of Mogollon Rim, LLC, Gilbert, Arizona
Applicant: Iplan Consulting, Gilbert, Arizona
Representative: Greg Davis, Gilbert, Arizona

County Supervisor District: 4 (Jim Parks)

3. Case No. CUP-20-004: A request for a Conditional Use Permit for a campground on a 40.13-acre parcel in the G (General, 10-acre minimum parcel size) Zone. The site is located at 629 E Highgrove Road in Valle and is also identified as Assessor's Parcel Number 503-34-008.
Property Owner: Grand Canyon RV Park, LLC, Phoenix, Arizona
Applicant: CPEX, LLC, Tempe, Arizona
Representative: Rick Schuller, Woodson Engineering, Flagstaff, Arizona
County Supervisor District: 1 (Art Babbott)

4. Case No. CUP-20-005: A request for a Conditional Use Permit renewal (of CUP-05-002) for a 63-foot wireless telecommunications facility on a 3.84-acre parcel in the RR-2 ½ (Rural Residential, 2 ½-acre minimum parcel size) Zone. The site is located at 4367 N A1 Mountain Road and is also identified as Assessor's Parcel Number 116-67-031A.
Property Owner: Nelson Family Trust UDT dated 4-16-10, Manhattan Beach, California
Applicant: Commscapes, LLC, Phoenix, Arizona
Representative: Todd Daoust
County Supervisor District: 1 (Art Babbott)
The Applicant has requested a continuance until the April 29, 2020 hearing

5. Case No. ZC-20-002 and SUB-20-001: A request for a Change of Zoning Regulations in the PC (Planned Community) Zone with approval of a Master Development Plan to allow modified RM-20/A (Residential Multiple Family, 20 units per acre) zoning standards and an 88-lot Subdivision and on a 4.5-acre parcel. The subject property is located in Grenehaven and is identified as Assessor's Parcel Number 601-43-005.
Property Owner/Applicant: 4.5 Acre, LLC, Scottsdale, Arizona
Representative: Tony Cullum, Flagstaff, Arizona
County Supervisor District: 5 (Lena Fowler)

6. Case No. CUP-20-011: A request for a Conditional Use Permit modification (of CUP-19-044) to add a meteorological tower to a two-acre portion of an 11,507.19-acre parcel in the G (General, 10-acre minimum parcel size) Zone. The site is located approximately 20 miles east of the intersection of US Highway 180 and US Highway 64 on Babbitt Ranches and is located within Assessor's Parcel Number 302-20-001.
Property Owner: Babbitt Ranches, LLC, Flagstaff, Arizona
Applicant: RWE Renewables Americas, LLC, Austin, Texas
Representative: Morgan Schwenn, Austin, Texas
County Supervisor District: 1 (Art Babbott)

7. Case No. DRO-20-002: A request for a Design Review Overlay for the addition of a deck and a pavilion on a 2.77-acre parcel in the CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone. The subject property is located at 1080 Mountaineer Road in Mountaineer and is identified as Assessor's Parcel Number 115-06-014.
Property Owner: Comerford Holding, LLC, Glendale, Arizona
Applicant: Eric Foster, Flagstaff, Arizona
County Supervisor District: 4 (Matt Ryan)

IV. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA