

Planning and Zoning Commission
Staff Review Board Agenda
Meeting of April 25, 2018 - 3:00 PM to 4:00 PM
Board of Supervisors Meeting Room

Study Session Agenda
Meeting of April 25, 2018 - 4:00 PM
Board of Supervisors Meeting Room
County Administrative Center
219 East Cherry
Flagstaff, Arizona

These cases are scheduled for a public hearing on Wednesday, May 30, 2018. At the Study Session, Commissioners will address each case briefly.

1. Case No. ZC-18-004: A request for a Zone Change from the AR-5 (Agricultural Residential, 5 acre minimum parcel size) Zone to the AR-2 ½ (Agricultural Residential, 2 ½ acre minimum parcel size) Zone on a 7.81 acre parcel. The subject property is located at 5401 Townsend Winona Rd and is identified as Assessor's Parcel Number 301-23-003.
Property Owner/Applicant: Gail Reynolds, Flagstaff, AZ
County Supervisor District: 4 (Jim Parks)
2. Case No. CUP-18-011: A request for a Conditional Use Permit renewal (of CUP-07-003) for a 105 ft. wireless telecommunication facility on a portion of a 40 acre parcel in the G (General, 10 acre minimum parcel size) Zone. The property is located approximately four miles north of Timberline-Fernwood on the west side of US Highway 89A at 3771 Forest Service Rd 552, and is identified as Assessor's Parcel Number 301-38-006.
Property Owner: Flora Corporation, Farmington, NM
Applicant: Commnet Four Corners, LLC, Castle Rock, CO
Representative: Jourdan Enouen
County Supervisor District: 2 (Elizabeth Archuleta)
3. Case No. CUP-18-012: A request for a Conditional Use Permit for a 100 ft. wireless telecommunication facility on a portion of a 10.74 acre parcel in the G (General, 10 acre minimum parcel size) Zone. The property is located approximately seven miles west of Williams, Arizona on the north side of Interstate 40 a short distance west of the Devil Dog Rd exit, and is identified as Assessor's Parcel Number 204-20-016A.
Property Owner: Ja Bar Dy LLC, Buckeye, AZ
Applicant: Pinnacle Consulting, Gilbert, AZ
Representative: Michelle Lamoureux
County Supervisor District: 3 (Matt Ryan)

4. Case No. CUP-17-032: A request for a Conditional Use Permit for a U-Haul truck and trailer rental business and a portable building sales business on a one acre parcel in the CG 10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone. The property is located at 6990 Lumberjack Blvd, and is identified as Assessor's Parcel Number 303-34-002C.
Property Owner/Applicant: Blake and Jennifer Rolley, Flagstaff, AZ
County Supervisor District: 4 (Jim Parks)

5. Case No. SUB-18-006 and ZC-18-006: A request for a 49-lot Subdivision Preliminary Plat and a Zone Change to the PRD (Planned Residential Development, 10 acre minimum site size) Zone on seven parcels including a total of 106.66 acres in the G (General, 10 acre minimum parcel size) Zone. The properties are located on Harkey Ranch Road north of Route 66 and west of Flagstaff Ranch Road. They are identified as Assessor's Parcel Numbers 116-04-004D, 116-04-034, 116-05-003B, 116-05-003C, 116-05-003D, 116-05-003E, and 116-05-003F.
Property Owner: DSM & R, LLC, Phoenix, AZ
Property Owner: Western Blue Flag, LLC, Phoenix, AZ
Property Owner: L & K, LLC, Phoenix, AZ
Property Owner: Car Development, LLC, Gilbert, AZ
Property Owner: SWH Development, LLC, Phoenix, AZ
Property Owner: Harkey F Survivor's Trust, DTD, Phoenix, AZ
Property Owner: Willard W Harkey Family Revocable Trust, DTD, Phoenix, AZ
Applicant: Woodson Engineering, Flagstaff, AZ
Representative: Rick Schuller, Flagstaff, Arizona
County Supervisor District: 3 (Matt Ryan)

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

1. Case No. CUP-18-013: A request for a Conditional Use Permit renewal (of CUP-08-029) for a pre-school on a 2.72 acre parcel in the AR 2 ½ (Agriculture Residential, 2 ½ acre minimum parcel size) Zone. The property is located at 8245 Koch Field Rd in Doney Park and is identified as Assessor's Parcel Number 301-74-005.
Property Owner: Blue Frost Properties, LLC, Flagstaff, AZ
Applicant: Beth and Kirk Frost, Flagstaff, AZ
County Supervisor District: 4 (Jim Parks)

Community Development Department Update

1. Congratulations to Kendra Crawford who has accepted the Administrative Specialist II position. Kendra is returning to this position after working as an administrative assistant in the County Administrative Center.
2. A JLUS meeting was held on April 4th. Discussions were held on land use, dark sky and environmental issues.
3. Comprehensive Plan Implementation annual report discussion.
4. Review of Sections 2.6 and 2.7 of the Zoning Ordinance draft updates. May be postponed to after the public hearing.
5. Review of the draft Subdivision Ordinance review. May be postponed to after the public hearing.

Board of Supervisors Update

1. The Zoning Ordinance Section 2.1 update was discussed with the BOS in a work session on April 3rd, Section 2.2 – 2.5 was discussed in a work session on April 17th.
2. Planning Staff will present the annual Comprehensive Plan implementation report to the BOS in a work session on May 15th, 2018.

Commission and Staff Roundtable

**Coconino County
Planning and Zoning Commission
Agenda**

Meeting of April 25, 2018 – 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.

I. PLEDGE OF ALLEGIANCE

II. PUBLIC HEARINGS

1. Case No. CUP-18-005: A request for a Conditional Use Permit renewal (of CUP-02-027) for an RV park on a 4.13 acre parcel in the CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone. The property is located at 7901 N Highway 89 in Doney Park and is identified as Assessor's Parcel Number 301-25-024.
Property Owner: J & H RV Park LLC, Flagstaff, AZ
Applicant: JoAnne Mickelson, Flagstaff, AZ
County Supervisor District: 4 (Jim Parks)

2. Case No. SUB-18-001 and ZC-18-005: A request for a 116-lot Subdivision Preliminary Plat and a modification to the zoning regulations and the master development plan on a 35.15 acre parcel in the PC (Planned Community) Zone. The property is located south of Shadow Mountain Drive and adjacent to the Flagstaff Meadows subdivision in Bellemont, and is identified as Assessor's Parcel Number 204-07-141G.
Property Owner/Applicant: Bellemont 276 LLC, Flagstaff, AZ
Representative: John Sutherland, Flagstaff, AZ
County Supervisor District: 3 (Matt Ryan)

3. Case No. SUB-18-003: A request for a 16-lot Subdivision Preliminary Plat on a 160 acre parcel in the G (General, 10 acre minimum parcel size) Zone. The property is located just southwest of the Forest Highlands Subdivision and is identified as Assessor's Parcel Number 116-06-002B.

Property Owner: Ranch Estates, LLC, Scottsdale, AZ

Applicant: Ben 'Tres' Brooks, Scottsdale, AZ

County Supervisor District: 3 (Matt Ryan)

4. Case No. ZC-18-001: A request for a Zone Change from the AR-2 ½ (Agricultural Residential, 2 ½ acre minimum parcel size) Zone to the RS-40,000 (Residential Single Family, 40,000 sq. ft. minimum parcel size) Zone on a 3.09 acre parcel. The subject property is located at 11420 Homestead Lane and is identified as Assessor's Parcel Number 301-68-003F.
Property Owner/Applicant: Anita, Dan, and Robert Howard, Flagstaff, AZ
County Supervisor District: 2 (Liz Archuleta)

5. Case No. AB-18-001: A request for Abandonment of a portion of a 7.5' wide public utility easement dedicated on the Pinewood Unit 7 subdivision plat along the southeastern property boundary of Lot 191.
Applicant: Genise Tomko, Munds Park, AZ
Representative: Ravi Babra, Scottsdale, AZ
County Supervisor District: 3 (Matt Ryan)

6. Case No. CUP-18-009 and DRO-18-002: A request for renewal and modification of a Conditional Use Permit and Design Review Overlay (CUP-08-063 and DRO-08-007) for an addition to an existing fire station to add a three (3) bay apparatus garage and administrative office area on a 6.25 acre parcel in the PS (Public and Semi-Public) Zone. The subject property is located at 3350 Old Munds Highway and is identified as Assessor's Parcel Number 116-12-012.
Property Owner: Highlands Fire District, Flagstaff, AZ
Applicant: Arrington Watkins, Phoenix, AZ
County Supervisor District: 3 (Matt Ryan)

7. Case No. ZC-18-003: A request for a modification to the zoning regulations and the approved master development plan to allow for a 90 unit campground on a 181 acre parcel in the PC (Planned Community) Zone. The property is located just west of the Valle Airport in the Valle area and is identified as Assessor's Parcel Number 503-01-020Z.
Property Owner: Grand Canyon Valle Corporation, Williams, AZ
Applicant: UC Glamping Partners, Belgrade, MT
County Supervisor District: 1 (Art Babbott)

III. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA

IV. STUDY SESSION ITEMS AND ROUND TABLE CONTINUED IF NECESSARY