

Planning and Zoning Commission
Staff Review Board Agenda
Meeting of August 29, 2018 - 3:00 PM to 4:00 PM
Board of Supervisors Meeting Room

Study Session Agenda
Meeting of August 29, 2018 - 4:00 PM
Board of Supervisors Meeting Room
County Administrative Center
219 East Cherry
Flagstaff, Arizona

The following cases are scheduled for a public hearing on Wednesday, September 26, 2018. At the Study Session, Commissioners will briefly discuss this case.

1. Case No. CUP-18-027: A request for a Conditional Use Permit for the installation of two 8 ft. by 40 ft. storage containers on a 1.89 acre parcel in the G (General, 10 acre minimum parcel size) Zone. The property is located at 664 Double Cabin Road and is located approximately nine miles south of Mormon Lake and ½ mile northwest of the intersection Stoneman Lake Road and Lake Mary Road. The property is also identified as Assessor's Parcel Number 402-08-001W.
Property Owner/Applicant: Scott and Debra Huisman, Phoenix, AZ
County Supervisor District: 4 (Jim Parks)
2. Case No. CUP-18-028: A request for a Conditional Use Permit renewal (of CUP-10-042) for a 140 ft. wireless telecommunications tower on a 321.06 acre parcel in the PC (Planned Community) Zone. The property is located at 755 Mustang Way in Valle and is also identified as Assessor's Parcel Number 503-01-028.
Property Owner: Grand Canyon Valle Corporation, Williams, AZ
Applicant: Commnet Four Corners, Castle Rock, CO
Representative: Jourdan Enouen
County Supervisor District: 1 (Art Babbott)
3. Case No. CUP-18-029: A request for a Conditional Use Permit for an accessory building greater than 3,000 sq. ft. on a 2.5 acre parcel in the AR 2 ½ (Agricultural Residential, 2 ½ acre minimum parcel size) Zone. The property is located at 5685 E. Cullum Lane in Doney Park and is also identified as Assessor's Parcel Number 301-28-021D.
Property Owner/Applicant: Warren and Kristi Hubbard, Flagstaff, AZ
County Supervisor District: 4 (Jim Parks)
4. Case No. CUP-18-030: A request for a Conditional Use Permit for five 197 ft. meteorological towers with associated SODAR equipment on three parcels totaling 23,219.28 acres in the G (General, 10 acre minimum parcel size) Zone. The property is located in southeast Coconino County in the Chevelon Butte area and is identified as Assessor's Parcel Numbers 407-03-004A, 407-04-002A and 407-06-002E.

Property Owner: Chevelon Butte, LP, Winslow, AZ
Applicant: Advance Energy, LLC, Boulder, CO 80302
Representative: Arlo Corwin
County Supervisor District: 4 (Jim Parks)

Community Development Department Update

1. David Monihan accepted the Environmental Engineer position, he begins on September 10th.
2. Elizabeth Richardson accepted the Compliance Manager position.
3. The Urban Wildlife Planner position is in the recruiting process.
4. The JLUS red flag draft is out for staff review. The next public open house and Policy/Technical Committee meeting are on September 5th and 6th.
5. Staff is drafting chapters for the Bellemont Area Plan update, the next committee meeting is on September 19th and will focus on the South Bellemont industrial and commercial areas to include possible water options for that area.
6. The CDAG reviewed Planned Districts (RC, PC, PRD) and Special Purpose (PS, OS, P, MR) zones on August 23rd; Planning and Zoning Commission will review those districts on September 26th.
7. Staff will give the Planning and Zoning Commission a pre-brief on the Planned and Special purpose districts today.

Board of Supervisors Update

1. Staff presented ZC-18-04 (zone change from AR-5 to AR-2-1/2 in Doney Park) to the BOS on August 21st.
2. Staff will conduct work sessions with the BOS on September 11th regarding the draft Subdivision Ordinance and on September 18th regarding the Commercial districts of the Zoning Ordinance.

Commission and Staff Roundtable

**Coconino County
Planning and Zoning Commission
Agenda**

Meeting of August 29, 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. APPROVAL OF MINUTES

July 25th, 2018

III. PUBLIC HEARINGS

1. 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) Zone on six parcels including a total of 105.94 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, 116-05-003B, 116-05-003C, 116-05-003D, 116-05-003E, and 116-05-003F.

Property Owner: Harkey F Survivor's Trust, DTD, Phoenix, AZ

Property Owner: SWH Development, LLC, Phoenix, AZ

Property Owner: Car Development, LLC, Gilbert, AZ

Property Owner: L & K Sunflower, LLC, Phoenix, AZ

Property Owner: Western Blue Flag, LLC, Phoenix, AZ

Property Owner: DSM & R, LLC, Phoenix, AZ

Applicant: Woodson Engineering, Flagstaff, AZ

Representative: Rick Schuller, Flagstaff, Arizona

County Supervisor District: 1 (Art Babbott)

***THE APPLICANT REQUESTED CONTINUANCE UNTIL NOVEMBER 28, 2018**

2. Case No. CUP-18-017: A request for a Conditional Use Permit renewal (of CUP-13-023) for a non-profit educational facility identified as a sustainable living and agricultural site on a 1.69 acre parcel in the RR (Rural Residential, one acre minimum parcel size) Zone. The property is located at 6685 W. Leonard Lane in Fort Valley and is identified as Assessor's Parcel Number 300-57-036.
Property Owner: Marilyn J. Meilander, Flagstaff, AZ
Applicant: Flagstaff EcoRanch, Flagstaff, AZ
Representative: Jeff Meilander
County Supervisor District: 1 (Art Babbott)

3. Case No. CUP-18-021: A request for a Conditional Use Permit for the installation of two 8 ft. by 40 ft. storage containers on a 28.24 acre parcel in the AR 2 ½ (Agricultural Residential, 2 ½ acre minimum parcel size) Zone. The property is located south of Interstate 40 and approximate 1.5 miles west of the Winona interchange at 12899 Stockmens Rd. It is also identified as Assessor's Parcel Number 303-06-007C.
Property Owner/Applicant: Hilltop Partners, Flagstaff, AZ
Representative: Wayne Portanova, Flagstaff, AZ
County Supervisor District: 4 (Jim Parks)

4. Case No. CUP-18-022: A request for a Conditional Use Permit renewal (of CUP-08-025) for a 416,000 gallon water storage tank on a 1.16 acre parcel in the AR 2 ½ (Agricultural Residential, 2 ½ acre minimum parcel size) Zone. The property is located at 7514 Open Sky in Doney Park and is identified as Assessor's Parcel Number 301-08-017.
Property Owner/Applicant: Doney Park Water, Flagstaff, AZ
Applicant: Rek Guthery, Flagstaff, AZ
County Supervisor District: 4 (Jim Parks)

5. Case No. CUP-18-023: A request for a Conditional Use Permit renewal (of CUP-08-023) for the storage of propane and other related equipment on five acre parcel in the M-2-6,000 (Heavy Industrial, 6,000 sq. ft. minimum parcel size) Zone. The property is located in the Leupp Road industrial area approximately ¼ mile west of Leupp Rd and is identified as Assessor's Parcel Number 303-13-002J.
Property Owner: Wilkes Living Trust, Flagstaff, AZ
Applicant: Amerigas DBA Titan Propane, Flagstaff, AZ
Representative: Jim Dodson, Flagstaff, AZ
County Supervisor District: 4 (Jim Parks)

6. Case No. CUP-18-024: A request for a Conditional Use Permit renewal (of CUP-13-021) for residential use of a travel trailer on 239.19 acre parcel in the G (General, 10 acre minimum parcel size) Zone. The property is located at 17360 Wapiti View in Westwood Ranches and is identified as Assessor's Parcel Number 700-63-004B.
Property Owner/Applicant: Ted and April Brittain Revocable Trust, Phoenix, AZ
Representative: Ted Brittain,
County Supervisor District: 1 (Art Babbott)

III. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA